



302 Whitehall Road, Wyke, Bradford, BD12 9DX

WELL PRESENTED three bedroom, two bathroom EXTENDED semi detached house, with delightful OPEN ASPECT VIEWS to the rear. Situated in this highly popular location between the villages of Wyke and Scholes with convenient access to the M62, this lovely deceptively spacious home ideally suits FAMILY BUYERS.

Offering a contemporary modern feel throughout, it comprises: hallway, lounge, open plan dining kitchen, conservatory, utility, ground floor shower room, three first floor bedrooms and stunning four piece bathroom.

The house sits on a good-sized plot with driveway parking and integral garage and pleasant landscaped decked, patio and lawned garden to the rear which enjoys open field views. Benefits from GCH & uPVC DG.

Asking Price £295,000

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GROUND FLOOR

HALLWAY Under stairs storage cupboard. Stairs to first floor with solid oak flooring.

GROUND FLOOR SHOWER ROOM Modern shower room with tiled walls, three piece suite comprising walk-in shower and glazed screen, corner WC, wall mounted wash hand basin and chrome towel rail.

LIVING ROOM 14'5" x 12'2" max (4.4m x 3.7m max)

Feature fireplace with multi fuel stove.

DINING ROOM 11'10" x 10'10" max (3.6m x 3.3m max)

Fireplace and multi-fuel stove fire. Open to kitchen with solid oak flooring.

KITCHEN 17'1" x 8'10" max (5.2m x 2.7m max)

Range of modern cream finish wall and base units, contrasting solid oak work surfaces and splashback tiling, inset stainless steel 1.5 bowl sink and mixer tap, Rangemaster cooker with extractor canopy over, solid oak flooring and inset ceiling spot-lights. Integrated fridge/freezer and dishwasher. Single PVC door leading to conservatory.

CONSERVATORY 9'6" x 8'2" (2.9m x 2.5m)

Radiator and doors leading the garden with open aspect views and solid oak flooring.

UTILITY ROOM 4'7" x 3'11" max (1.4m x 1.2m max)

Plumbed for automatic washer and dryer.

FIRST FLOOR Feature timber and iron balustrade.

BEDROOM ONE 14'5" (4.4) x 10'10" (3.3) plus recess

Fitted robes and fireplace.

BEDROOM TWO 12'2" (3.7) x 8'2" (2.5) max plus recess

Fitted sliding robes.

BEDROOM THREE 9'10" (3) x 5'7" (1.7) max inc to bulkhead

BATHROOM Stunning modern four piece suite comprising: WC with hidden cistern, vanity unit with inset basin, enclosed shower cubicle with glazed screen and panelled bath. All finished with a gloss wood-effect finish. Tiled walls and flooring. Towel rail.

OUTSIDE

GARDENS Generous plot with pleasant front garden with pebbled area and driveway parking, leading to the garage.

Enclosed pleasant rear garden enjoying a beautiful open aspect over adjoining fields. With timber decked patio area leading to well stocked lawned and patio areas.

INTEGRATED GARAGE 15'1" x 8'2" max (4.6m x 2.5m max)

With power and light.

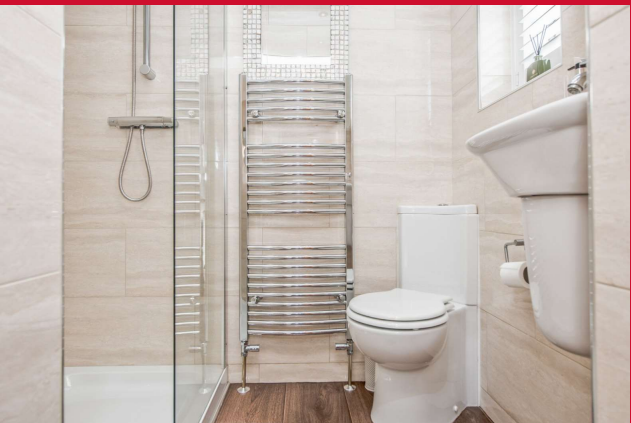
OTHER INFORMATION Tenure: Freehold

Council Tax Band: C

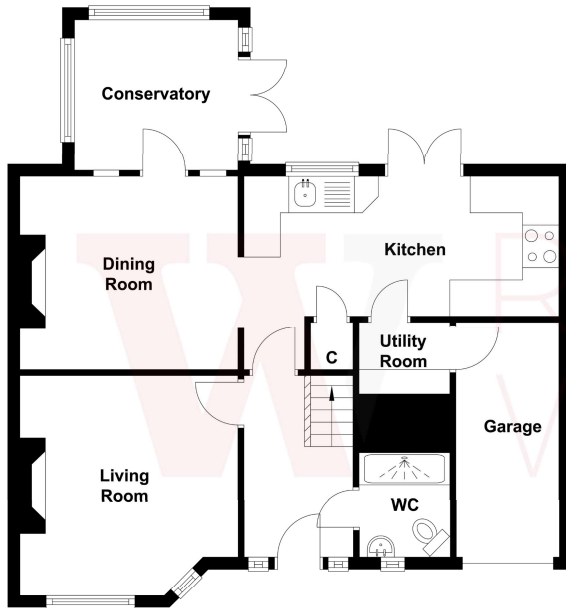
EPC Rating: D

PLEASE NOTE If you proceed with an offer on this property we are obliged to undertake mandatory Anti Money Laundering checks on behalf of HMRC.

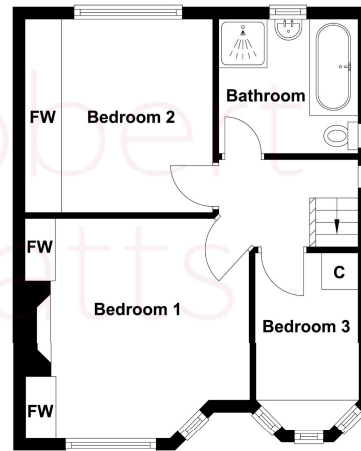
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance you should obtain independent verification, or we will be pleased to check them for you. These sales particulars do not constitute a contract or part of a contract.



Ground Floor



First Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		