



7 Woodkirk Grove, Wyke, Bradford, West Yorkshire, BD12 9JY

IMPRESSIVE FAMILY HOME.

Very well presented Extended Detached that is situated in a sought after cul de sac location on the outskirts of Wyke village, that we feel would make a perfect family home. Having been much improved in recent years with a super rear extension. The house occupies a generous plot with ample parking and beautiful gardens.

Conveniently located close to all local amenities and schools. Excellent motorway links to the M606, M62 and beyond. NOT TO BE MISSED

Asking Price £425,000

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ENTRANCE PORCH

HALLWAY Cloaks cupboard Access to Integral Garage.

DOWNSTAIRS W.C. Modern white suite.

LOUNGE/DINING ROOM 22' (6.7) x 17' (5.18) narrowing to 10' (3.05)

Sliding patio doors leading to the garden.

SITTING ROOM/FAMILY ROOM 20' x 11' (6.1m x 3.35m)

Useful, multi-purpose room. Built in cupboard.

BREAKFAST KITCHEN 11' x 8'11" (3.35m x 2.72m)

Well equipped Kitchen including a range of units and breakfast bar. Integrated fridge and freezer, double oven and hob.

UTILITY ROOM 7' x 6'11" (2.13m x 2.1m)

LANDING Access to Loft with pull down loft ladder. Built in airing cupboard.

BEDROOM 1 12' (3.66) x 10' (3.05) + wardrobe

Fitted wardrobe and matching bedroom furniture.

DOUBLE BEDROOM 2 10' x 10' (3.05m x 3.05m)

Having fitted mirrored wardrobes.

DOUBLE BEDROOM 3 10' x 8' max (3.05m x 2.44m max)

Fitted wardrobe.

DOUBLE BEDROOM 4 11' x 8' (3.35m x 2.44m)

HOUSE BATHROOM/W.C. 15' (4.57) x 8' (2.44) approx.

Lovely, modern, Bathroom suite with 'walk-in' shower. Vanity sink unit. Heated towel rail.

OUTSIDE Cul-de-sac position with driveway providing ample parking. Garden to front with car port. Lovely, enclosed and landscaped, low maintenance garden to rear with artificial grass, two flagged patio terraces, summer house and shed with power.

Tenure - Freehold

Council Tax Band - E

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. All estate agents have to do this by law and we outsource this process to our compliance partners Credas who charge a fee for this service.

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.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		