



29 Griffie Road, Wyke, Bradford, BD12 9JS

AFFORDABLY PRICED, three bedroom semi-detached house which is well situated for the local village amenities and schools. Ideally suiting FTB's or GROWING FAMILIES, it does require some cosmetic improvement but is priced to sell and is sold with NO CHAIN.

Comprises hall, lounge, open plan dining kitchen, conservatory, three bedrooms and bathroom it sits on a good sized plot with driveway parking, single garage and pleasant, sizeable rear garden which offers potential to extend (subject to planning). Benefits from GCH with modern boiler & uPVC DG.

Asking Price £200,000

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HALL

LOUNGE 14'9" x 11'10" max (4.5m x 3.6m max)

Fireplace and living flame gas fire.

KITCHEN DINER 15'1" x 10'6" max (4.6m x 3.2m max)

Range of wall and base units, worktop and inset 1.5 bowl inset sink and mixer tap. Integral electric oven and 4 ring gas hob with extractor, plumbing for washing machine and integral fridge freezer. Useful pantry cupboard and wall mounted boiler. Open to conservatory.

CONSERVATORY 12'10" x 8'6" (3.9m x 2.6m)

Electric wall heater and doors to garden.

BEDROOM ONE 13'9" x 9'2" max (4.2m x 2.8m max)

Double bedroom.

BEDROOM TWO 12'2" x 9'6" (3.7m x 2.9m)

Double bedroom.

BEDROOM THREE 8'2" x 5'11" (2.5m x 1.8m)

BATHROOM

Three piece white suite with bath and electric shower and glazed shower screen, wc and sink.

OUTSIDE

Sitting on a good sized plot with potential to extend to the rear (subject to planning) it has a lawned garden to the front with ample driveway parking and single detached garage with pleasant wall stocked lawned garden to the rear with patio area.

ADDITIONAL INFORMATION

Tenure: Freehold

Council Tax Band: B

EPC Rating: D

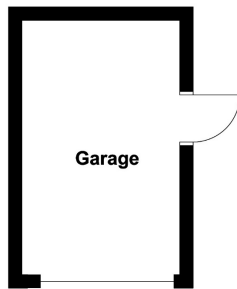
PLEASE NOTE

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.

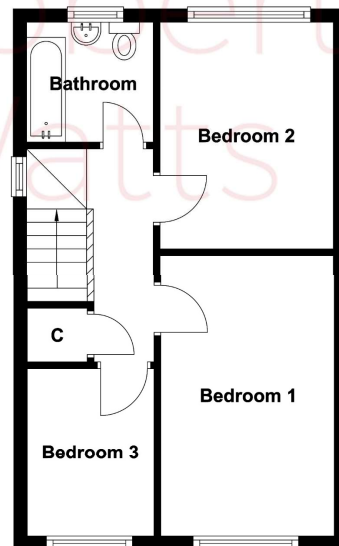
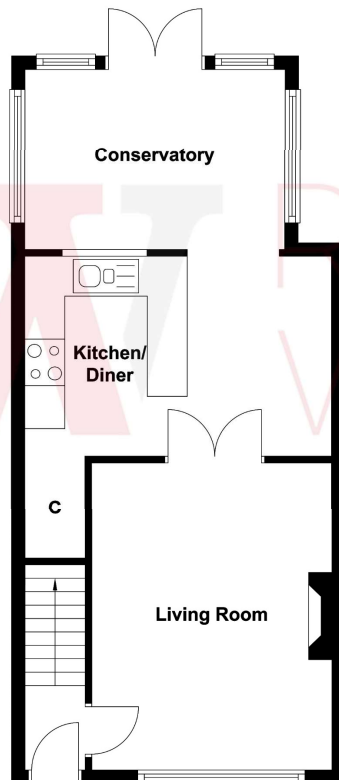
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance 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.





Ground Floor

First Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		