



## 8 Sellerdale Rise, Wyke, Bradford, BD12 9LL

DECEPTIVELY SPACIOUS, IMMACULATLY PRESENTED, FOUR BEDROOM detached home situated on this ever popular cul-de-sac. This lovely home must be viewed and offers easy access to the local amenities and schools as well as the M62 and is located in what is widely regarded as the most prime location in Wyke. Offering a versatile and open plan footprint, it is ideal for GROWING FAMILY BUYERS, the focal point being the stunning open plan dining German built kitchen with island unit and bi-folding doors leading to the rear garden which is ideal for contemporary living. Also comprises hall, lounge, WC, four first floor bedrooms and modern four piece bathroom with triple driveway for ample off street parking, garage and a delightful, landscaped rear garden with purpose built outbuilding. Benefiting from a new roof in 2024, uPVC triple glazing, GCH and alarm.

**Asking Price £375,000**

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## 8 Sellerdale Rise, Wyke, Bradford, BD12 9LL

### ENTRANCE HALL

#### LOUNGE 19'4" x 12'6" max (5.9m x 3.8m max)

Quality 'Amtico' LVT flooring and plantation type window shutters. Underfloor heating on all ground floor with double doors to dining kitchen. Underfloor heating.

#### KITCHEN DINER 15'9" (4.8) x 11'2" (3.4) plus 18'4" (5.6) x 7'3" (2.2)

Stunning German built kitchen comprising of a modern range of dark grey wall and base units incorporating 'Corian' work tops, inset sink and 'Qwooker' instant hot water tap, feature island unit and bespoke fitted dining table. Integral electric combi oven and warming drawer, induction hob and in-built extractor, full height fridge and separate freezer, integral dishwasher and auto washer. Bi folding doors leading to garden with in built blinds. Underfloor heating.

**GUEST WC** Vanity sink and wc.

**SIDE ENTRANCE** Useful area to hang coats.

#### BEDROOM ONE 13'9" x 9'10" max (4.2m x 3m max)

Double bedroom. Plantation type window shutters.

#### BEDROOM TWO 10'2" x 8'6" (3.1m x 2.6m)

Double bedroom. Plantation type window shutters.

#### BEDROOM THREE 10'2" x 6'3" (3.1m x 1.9m)

Plantation type window shutters.

#### BEDROOM FOUR 7'3" x 6'11" (2.2m x 2.1m)

Plantation type window shutters.

**BATHROOM** Modern four piece suite comprising bath, glazed shower cubicle, wc and vanity sink. Tiled walls and floor and chrome heated towel rail.

**EXTERIOR** The property benefits from a delightful landscaped rear garden with paved patio leading to an artificial lawned garden area with further patio and pergola. Substantial, purpose built, timber framed outbuilding currently used as Koi Carp water feature with glazed frontage but which could easily be used as a garden room/gazebo/home office. Also included is a useful timber storage shed and 'Rhino' greenhouse. Triple driveway parking to the front and single attached garage measuring 16'5 x 8'2 (5m x 2.5m) housing wall mounted boiler.

Tenure - Freehold

Council Tax Band - D

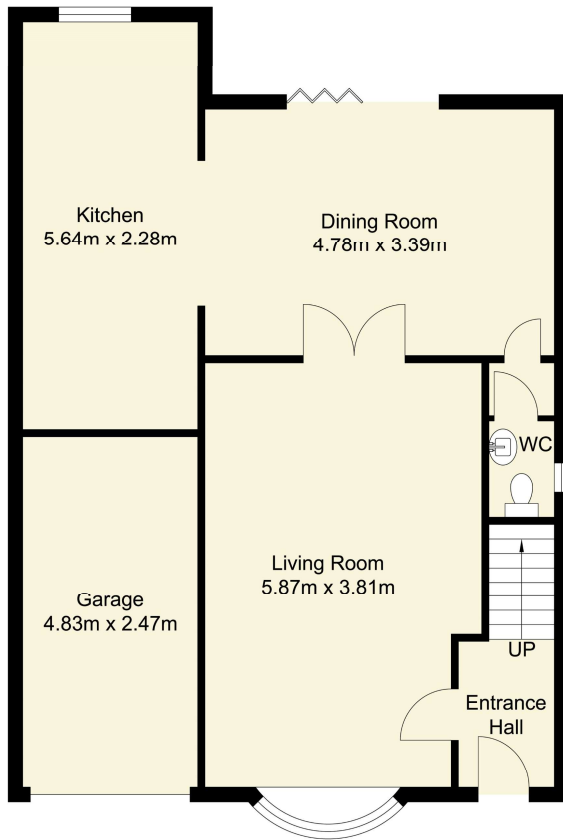
EPC Rating - C

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.

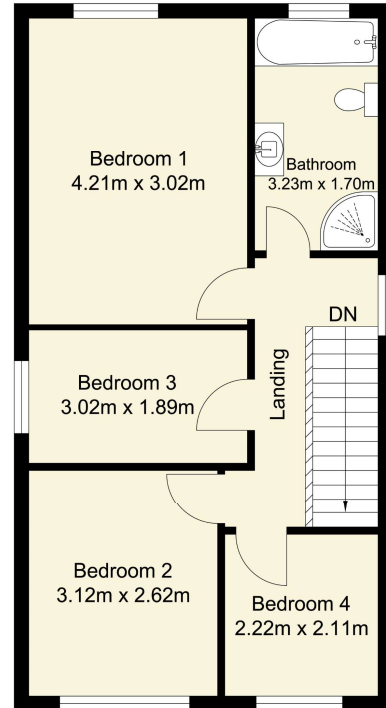
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance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

## Sellerdale Rise

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		