



5 Greenacre Way, Wyke, Bradford, West Yorkshire, BD12 9DJ

A great opportunity has arisen to purchase this SUPERBLY PRESENTED two bedroom, semi detached true bungalow situated in this ever popular cul-de-sac location. Properties on the 'Greenacres' continue to sell well and this lovely home with a GOOD SIZED PLOT and OPEN REAR ASPECT is sure to impress, particularly 'downsizer' buyers. Offering easy access to the bus routes to Bradford and Halifax as well as the local amenities of both Scholes and Wyke, it has a modern finish and comprises hall, kitchen, good sized conservatory, lounge, two bedrooms and shower room. Garden to front with ample driveway parking and single garage with delightful, sizeable, well stocked patio and lawned garden to the rear enjoying the open aspect. Benefiting from uPVC DG and GCH.

Offers Over £240,000

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ENTRANCE HALL Storage cupboard housing wall mounted boiler.

Having access to boarded loft with ladder and has potential to convert to further accommodation, subject to planning.

LOUNGE 17'9" x 11'10" max (5.4m x 3.6m max)

Having feature fireplace and electric fire.

KITCHEN 10'6" x 8'6" max (3.2m x 2.6m max)

Range of modern wall and base units incorporating contrasting worktops, inset one and a half bowl sink and mixer. Integral auto washer, fridge and freeze. Integral electric oven and hob and extractor.

CONSERVATORY 18'8" x 9'6" (5.7m x 2.9m)

Sizeable conservatory enjoying views over the garden and beyond and having radiator to allow the room to be used year round.

BEDROOM ONE 11'10" x 10'2" max (3.6m x 3.1m max)

Having fitted wardrobes.

BEDROOM TWO 8'10" x 8'6" (2.7m x 2.6m)

Having fitted wardrobes.

BATHROOM Modern three piece suite comprising walk-in shower, vanity sink and wc. Chrome heated towel rail.

EXTERIOR 8'6" x 4'7" (2.6m x 1.4m)

The property occupies a good sized plot with a lovely landscaped rear garden with mature trees and shrubs, timber gazebo and paved area enjoying the open aspect. Lawned garden to front with ample driveway and single garage measuring 17'5 x 8'2 (5.3m x 2.5m) with electric door plus attached useful workshop/storage measuring 8'6 x 4'7 (2.6m x 1.4m).

Tenure - Freehold

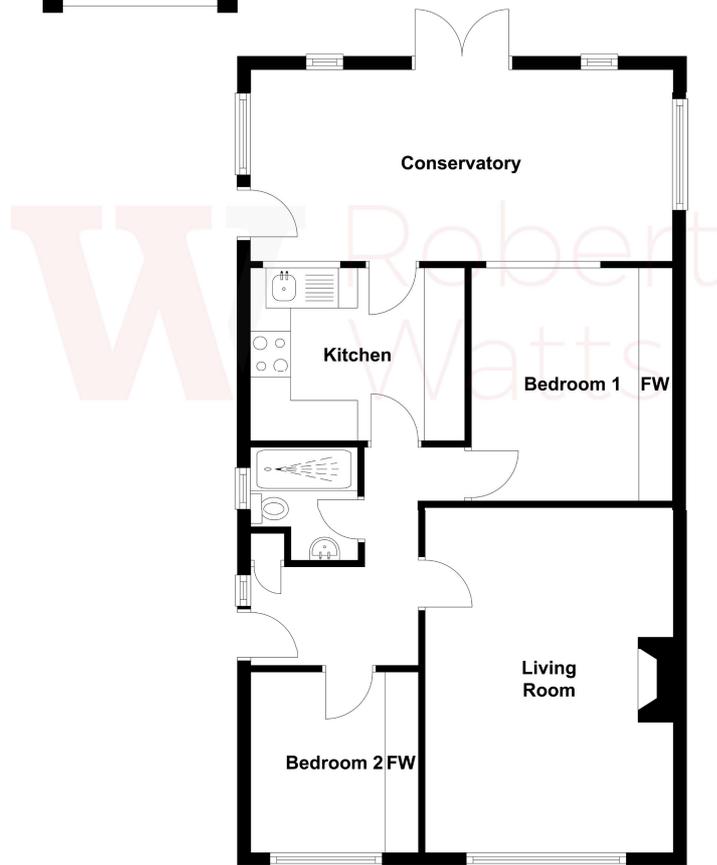
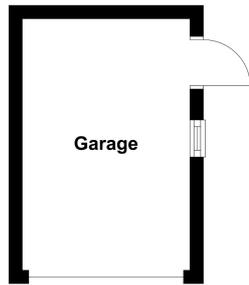
Council Tax Band - C

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.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

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