



## 38 Greenacre Drive, Wyke, Bradford, West Yorkshire, BD12 9DH

WELL PRESENTED, three bedroom semi detached house situated in one of the most popular locations in Wyke. Offering easy access to the local amenities and schools, this makes a LOVELY FAMILY HOME and offers a stylish contemporary finish which has been refurbished by the current owners. Comprises hall, lounge/diner, modern integral kitchen and bathroom and ground floor bedroom with two double bedrooms above. Pleasant landscaped gardens with ample driveway parking and extended garage with modern uPVC DG and GCH.

**Asking Price £280,000**

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**ENTRANCE HALL** Useful under stairs storage cupboard.

**LOUNGE/DINER 22'4" x 14'5" max (6.8m x 4.4m max)**

L-shaped, spacious room with feature media wall with inset living flame electric fire with glazed front. Double doors leading onto garden.

**KITCHEN 10'2" x 8'2" max (3.1m x 2.5m max)**

Modern range of wall and base units incorporating contrasting work top, sink and mixer tap. Integral electric oven and hob plus extractor. Plumbing for auto washer, cupboard housing boiler and door to side.

**BEDROOM THREE 10'5" x 7'7" (3.2m x 2.3m)**

Ground floor bedroom.

**BATHROOM** Modern three piece suite comprising P shaped bath with shower over and glazed screen, vanity sink and wc. Tiling to walls and floor.

**FIRST FLOOR**

**BEDROOM ONE 14'5" x 10'2" max (4.4m x 3.1m max)**

Double bedroom having fitted wardrobes.

**BEDROOM TWO 14'5" x 10'6" max (4.4m x 3.2m max)**

Double bedroom having fitted wardrobes.

**EXTERIOR** The property benefits from a pleasant, landscaped low maintenance garden to the rear with artificial grass and decked area. Ample driveway parking to the front and side leading to a single garage.

Tenure - Freehold

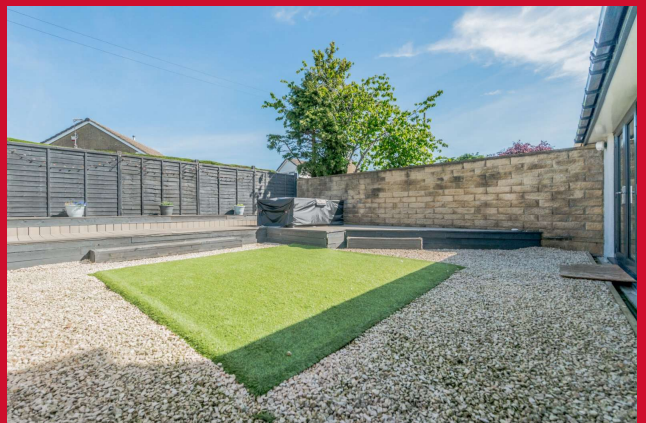
Council Tax Band - C

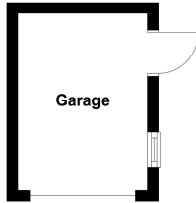
EPC Rating - E

**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.

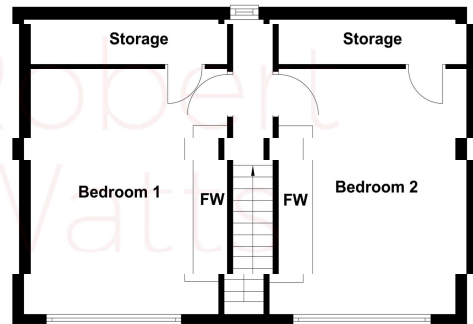
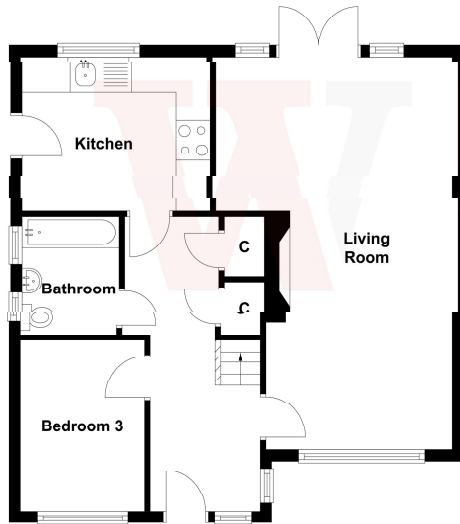
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance 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		69 C
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		