



4 Whitehall Avenue, Wyke, West Yorkshire, BD12 8SE

THREE BEDROOM semi detached located in this INCREASINGLY POPULAR location. Ideal for FTB's and GROWING FAMILIES it is handily situated for the local amenities and schools and whilst it requires some cosmetic improvement but is well maintained and is priced realistically to sell and offered with NO CHAIN. Comprises hall, lounge, breakfast kitchen, three good sized bedrooms plus useful occasional room in roof space and modern bathroom, it also has a driveway for off street parking with a an open aspect lawned garden to the rear. Benefits from GCH with modern boiler with warranty and uPVC DG.

Asking Price £149,995

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ENTRANCE HALL

LOUNGE 14'9" x 12'10" max (4.5m x 3.9m max)

Fireplace and living flame gas fire. Storage cupboard.

KITCHEN 18'1" x 7'7" max (5.5m x 2.3m max)

Wall and base units incorporating contrasting work top, sink and mixer tap. Integral electric oven, four ring gas hob plus extractor. Cupboard housing boiler, tiling to walls and floor and door to side.

FIRST FLOOR LANDING Useful storage cupboard.

BEDROOM ONE 11'6" x 9'10" max (3.5m x 3m max)

BEDROOM TWO 10'10" x 9'2" (3.3m x 2.8m)

BEDROOM THREE 8'2" x 7'10" max (2.5m x 2.4m max)

OCCASIONAL ROOM 12'10" x 9'2" (3.9m x 2.8m)

Useful occasional room in roof space with ladder access and window.

BATHROOM Three piece suite comprising bath with integral shower over, hand wash basin and wc. Tiling to walls.

EXTERIOR The property benefits from driveway parking to front and a low maintenance garden. Low maintenance paved garden and gravelled area and storage shed to the rear. Far reaching, open aspect views to the rear.

OTHER INFORMATION Tenure - Freehold

Council Tax Band - A

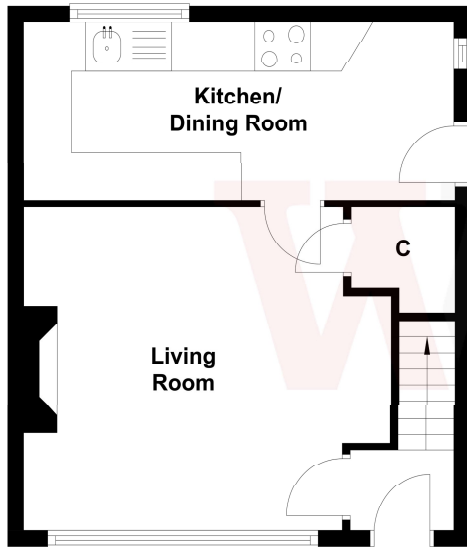
EPC Rating - C

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

