



22 Greenacre Drive, Wyke, Bradford, BD12 9DH

A rare and super opportunity has arisen to purchase this extended, FOUR BEDROOM TRUE DETACHED BUNGALOW with stunning FAR REACHING REAR VIEWS. Situated in the highly popular location in Wyke this lovely home offers a versatile footprint to suit families and traditional 'downsizers' and offers an airy home which is sure to impress. Comprises hall, lounge and dining area overlooking the rear garden and beyond, kitchen, conservatory, four bedrooms, the master with ensuite and family bathroom. Occupying a good sized plot with two driveways for off street parking and garage with delightful landscaped rear gardens with feature established wisteria covered arbor/ pergola and patio areas enjoying the stunning rural views. Benefits from GCH and uPVC part triple, part double glazing.

Offers in excess of £375,000

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ENTRANCE HALL Two useful storage cupboards.

LOUNGE/DINER 21' (6.4) x 9'2" (2.8) plus 11'6" (3.5) x 9'6" (2.9)

Sizeable L-shaped light and airy room. Fireplace with cast iron surround and living flame electric fire. Full height sliding doors leading to the garden enjoying the rear views.

KITCHEN 8'10" x 8'10" max (2.7m x 2.7m max)

Range of wall and base units incorporating contrasting work top, sink and mixer tap. Integral electric oven, four ring gas hob and extractor. Integral fridge freezer and plumbing for both auto washer and dishwasher. Access to;

CONSERVATORY 16'9" x 9'2" (5.1m x 2.8m)

Wall mounted electric fire and access to garden.

BEDROOM ONE 5.2 x 7'7" max (5.2 x 2.3m max)

Double bedroom with fitted wardrobes. 'Secret' access through wardrobes to;

EN SUITE Three piece suite comprising glazed shower cubicle, wc and hand wash basin.

BEDROOM TWO 14'1" x 9'10" max (4.3m x 3m max)

Double bedroom having fitted wardrobes.

BEDROOM THREE 10'10" x 10'10" (3.3m x 3.3m)

Double bedroom.

BEDROOM FOUR 8'6" x 7'10" (2.6m x 2.4m)

Good sized single bedroom.

BATHROOM Four piece suite comprising glazed shower cubicle, bath, vanity sink and wc.

EXTERIOR 17'5" x 8'6" (5.3m x 2.6m)

The property occupies a good sized plot and benefits from low maintenance garden and two driveways providing ample off street parking plus detached garage measuring 17'5 x 8'6 (5.3m x 2.6m).

Delightful landscaped lawned garden to the rear with open aspect giving stunning far reaching semi rural views. Patio area and feature established arbor tree/ pergola which makes a lovely area to sit with another patio area and raised flower beds. Outside power.

OTHER Tenure - Freehold

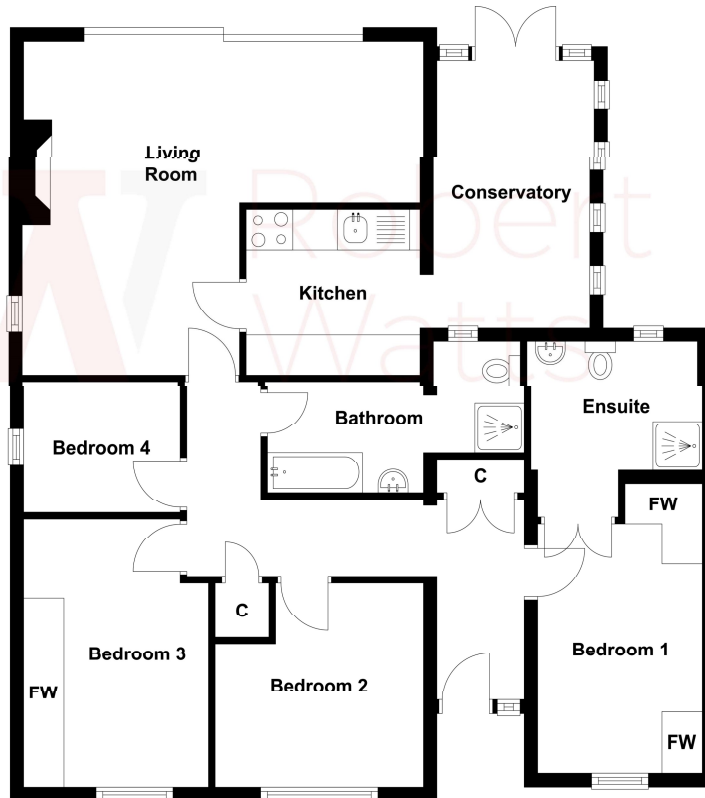
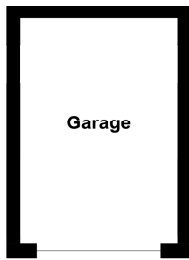
Council Tax Band - E

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.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

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