



18 Brookfields Avenue, Wyke, Bradford, BD12 9LX

A SUPER OPPORTUNITY has arisen to purchase this mature, three bedroom semi detached with STUNNING FAR REACHING VIEWS. Situated on this popular cul-de-sac close to the local amenities and the well regarded school in Scholes, this makes an IDEAL FAMILY HOME. Whilst some cosmetic improvement is required, the house has a modern kitchen and shower room and offers great potential to extend (subject to planning) with an ample sized plot, driveway parking and tandem garage. Comprises hall, lounge, dining room, kitchen and shower room, occasional roof space, delightful well stocked rear garden with patio and lawned areas which take advantage of the jaw dropping rural views. Benefits from GCH, uPVC DG. Do not miss this one and sold with NO CHAIN.

Asking Price £250,000

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ENTRANCE PORCH

HALLWAY Hall to rear.

LIVING ROOM 14'5" x 11'10" max (4.4m x 3.6m max)

Stone fireplace with living flame gas fire.

DINING ROOM 10'10" x 10'10" max (3.3m x 3.3m max)

KITCHEN 10'10" (3.3) x 6'11" (2.1) plus doorway

Wall & base units, worktop, sink with mixer tap, double integral oven & four ring hob, plumbing for automatic washing machine and pantry.

FIRST FLOOR LANDING

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

Fitted wardrobes and built in cupboards.

FAMILY BATHROOM Modern shower room with glass walk in shower, WC and sink.

BEDROOM TWO 10'10" x 10'10" max (3.3m x 3.3m max)

Fitted wardrobes.

BEDROOM THREE 9'6" x 7'7" max (2.9m x 2.3m max)

EXTERIOR Far reaching semi rural views to rear, patio and South West facing gardeb to rear, driveway parking, car port and garden to front, integral garage 8.2m x 2.6m.

PLEASE NOTE The house is not registered with Land Registry and this will be done on completion of the sale by solicitors.

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		81 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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