



17 Greengates Avenue, Wyke, Bradford, BD12 9LQ

FOUR BEDROOMS Well presented Semi Detached providing family sized FOUR Bedroomed accommodation. The house occupies a cul de sac position and is ideally located close to both Halifax and Bradford and all other commuter networks. Available with NO CHAIN. The accommodation comprises: Porch, Hall, Lounge, Dining Kitchen, Sunroom, Ground Floor Bedroom Four, Three Bedrooms to first floor and Shower room.

£260,000

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PORCH

HALLWAY

LOUNGE 13'7" x 10'7" max (4.14m x 3.23m max)

Log burner stove, built into chimney breast. Archway to the kitchen

DINING KITCHEN 23'7" x 11'6" (7.2m x 3.5m)

Good sized 23' Kitchen with a well equipped range of wall and base units. Range cooker included. French doors leading to Sunroom/Conservatory

SUN ROOM/CONSERVATORY 9'7" (2.92) x 8'7" (2.62) approx`

Backing onto the garden, this great "multi purpose" room and has a permanent roof

BEDROOM FOUR 13'6" x 7'5" (4.11m x 2.26m)

Ground floor Bedroom four. Twin Velux roof light

LANDING

BEDROOM ONE 13'7" x 8'3" (4.14m x 2.51m)

BEDROOM TWO 11'3" x 8'2" (3.43m x 2.5m)

BEDROOM THREE 6'9" (2.06) x 6'1" (1.85) plus stairhead

SHOWER ROOM

Modern suite with corner shower cubicle. Vanity sink unit and heated towel rail

OUTSIDE

Cul de sac position with garden to the front and driveway
Enclosed garden to rear with gazebo and sheds/huts

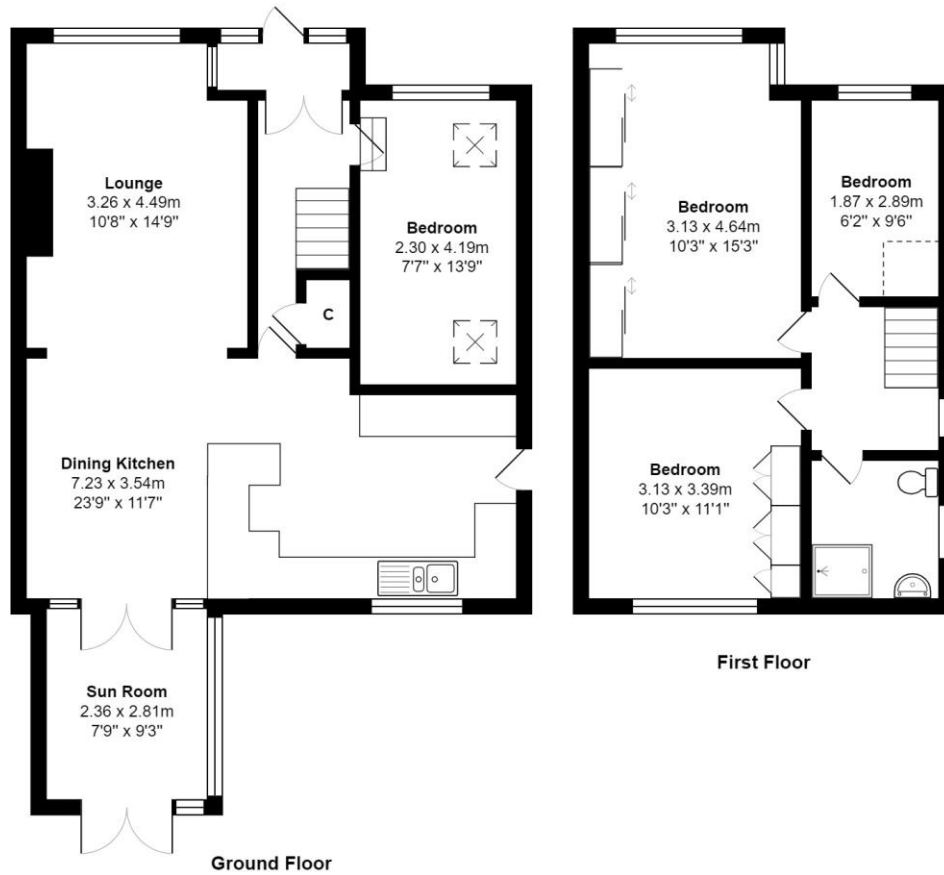
FURTHER INFORMATION

Council Tax - Band C

Tenure - Freehold

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.





Total Area: 104.3 m² ... 1123 ft²

All measurements are approximate and for display purposes only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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