



6 Sellerdale Rise, Wyke, Bradford, BD12 9LL

DECEPTIVELY SPACIOUS, well presented, extended FOUR BEDROOM detached home situated on this ever popular cul-de-sac in Wyke. This lovely home offers easy access to the local amenities and schools as well as the M62 Motorway and is ideal for GROWING FAMILY BUYERS. Offering a versatile footprint and modern feel, the focal point is the lovely open plan dining kitchen with study area off which is ideal for contemporary living. Also comprises hall, lounge, WC, four first floor bedrooms and modern bathroom. To the front is a block paved garden with double driveway for off street parking leading to a garage and a sizeable, pleasant landscaped rear garden. Benefiting from uPVC DG & GCH. EPC -

Asking Price £320,000

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ENTRANCE HALL

GUEST CLOAK ROOM Hand wash basin and WC.

LOUNGE 19'4" x 12'6" max (5.9m x 3.8m max)

Fireplace and living flame gas fire. Wall mounted TV point. Open to kitchen.

UTILITY ROOM 7'7" x 5'7" (2.3m x 1.7m)

Plumbing for auto washer and vent for dryer. Door to side.

STUDY 9'10" x 7'7" max (3m x 2.3m max)

Open to kitchen.

KITCHEN 16'5" x 14'5" max (5m x 4.4m max)

Range of wall and base units incorporating granite work top, island unit, sink and mixer tap. Range oven and grill plus extractor. Integral microwave, dish washer and space for US style fridge freezer. Two sets of French doors.

BEDROOM ONE 13'9" x 9'10" (4.2m x 3m)

BEDROOM TWO 10'6" x 8'6" (3.2m x 2.6m)

BEDROOM THREE 7'3" x 6'11" (2.2m x 2.1m)

BEDROOM FOUR 9'10" x 6'3" (3m x 1.9m)

BATHROOM Four piece suite comprising glazed shower cubicle, bath with central tap, wc and hand wash basin. Vanity mirror and underfloor heating.

EXTERIOR The property benefits from pleasant landscaped garden and paved patio with water feature to the rear. Ample driveway parking to the front with single garage and paved garden area.

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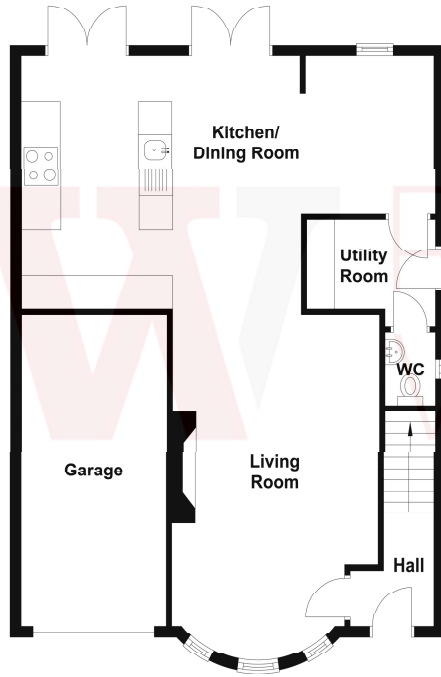
Council Tax Band D

EPC - TBC

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

