



## 66 Green Lane, Wyke, Bradford, BD12 8QH

**\*\* OFFERED WITH NO CHAIN \*\* TASTEFULLY DECORATED THROUGHOUT \*\* LOVELY PROPERTY FOR YOUNG FAMILIES AND FIRST TIME BUYERS \*\*** Lovely throughtout and offering THREE BEDROOMS, this mid townhouse property is located within walking distance of Wyke Village which offers amenities, shops, and local schools. The property would make an excellent purchase for a FTB/Young Couple and benefits from a modern fitted kitchen with BI-FOLDING DOORS leading out onto the garden, two bathrooms, feature wall panelling and many items are available on separate negotiations to help those that are looking to step onto the property ladder. Externally are pleasant gardens to the rear that enjoy the afternnon sun and parking for two cars to the front.

Offers in the region of £227,500

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## **ENTRANCE HALLWAY**

Inviting hallway with understair store area.

## **CLOAKROOM**

Sink and w/c, fully tiled with towel radiator

## **LOUNGE 14'2" x 10'9" (4.32m x 3.28m)**

Cosy room to the front elevation of the property

## **DINING KITCHEN/FAMILY ROOM 18' x 13' (5.49m x 3.96m)**

The real 'hub of the home' with a selection of wall and base units, worktops, sink and drainer. Integrated fridge, freezer, oven, hob and extractor, dishwasher and washing machine. The bi folding doors lead out to the rear gardens seating area, bringing the outside in.

## **FIRST FLOOR**

### **MASTER BEDROOM 14'11" x 11'1" (4.55m x 3.38m)**

Impressive panelled walls with en-suite facilities and made to fit wardrobes

### **EM-SUITE**

Modern shower room with cubicle, w/c, sink

### **BEDROOM TWO 9'11" x 8'4" (3.02m x 2.54m)**

Fitted wardrobes and feature panelled walls.

### **BEDROOM THREE 9'1" x 7'8" (2.77m x 2.34m)**

Currently utilized as dressing room with fitted open style wardrobes and.

## **BATHROOM**

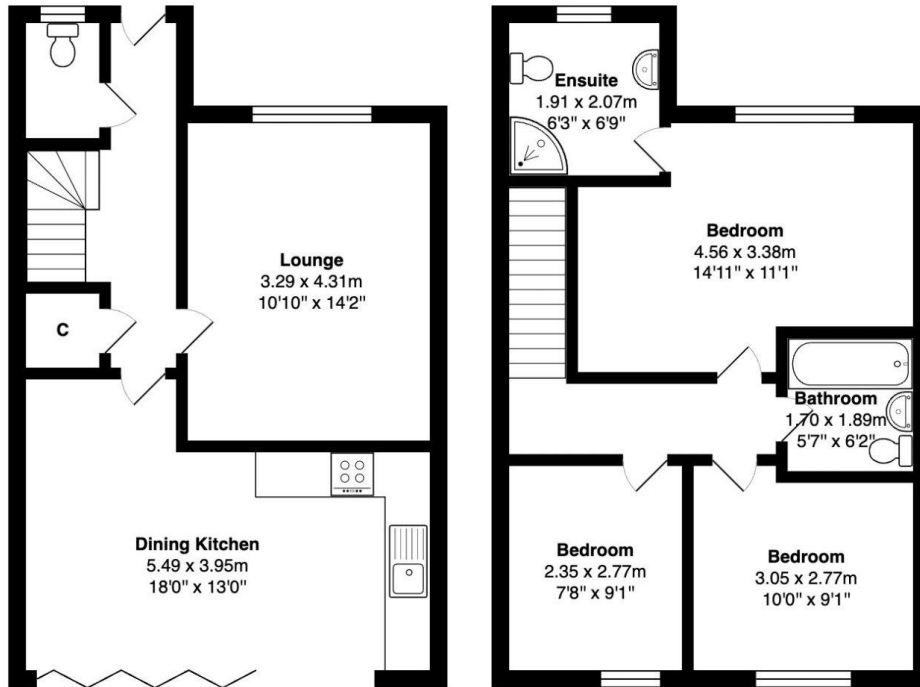
Modern house bathroom with shower over bath, sink and w/c

## **OUTSIDE**

To the front are 2 parking bays. Lovely landscaped gardens to the rear with raised bedding boarders, astroturf lawn and patio area. An idea space for family entertaining. Please note: The overhead awning shown in the photos is available on separate negotiation.

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**

**Total Area: 87.1 m<sup>2</sup> ... 938 ft<sup>2</sup>**

All measurements are approximate and for display purposes only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		<b>92</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>79</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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