



## **21 Ashfield Terrace, Wyke, Bradford, BD12 9HB**

**\*\* OFFERED WITH NO CHAIN \*\* PERIOD PROPERTY THAT WILL NOT FAIL TO IMPRESS \*\* LARGE GROUNDS AND DOUBLE GARAGE \*\*** Tucked away within this popular village of Wyke, BD12 is this substantial property which is full of character and charm throughout. Open hall provides a useful space for study area, utility and cloakroom. The basements have 2 large rooms, ideal for those with hobbies to utilise. To the ground floor are two reception areas, solid kitchen and a fantastic conservatory that overlooks the rear gardens. The first floor has **THREE DOUBLE BEDROOMS** and **FOUR** piece family bathroom. Externally, are lovely grounds with large gardens, seating areas, driveway and double garage. This property can only be fully appreciated on internal inspection. **BOOK YOUR VIEWING TODAY**

**Offers Over £295,000**

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**ENTRANCE PORCH** Leading to Inner hall

**INNER HALL** Ornate flooring and traditional features. Opening to a study area and utility with plumbing for washer and space for dryer. Access to the cloakroom and basement

**CLOAKROOM** Sink and W.C

**BASEMENT** Two large basement rooms with power and light

**FORMAL LOUNGE 14'6" x 15'4" (4.42m x 4.67m)**

Impressive room with stunning traditional features throughout. Fire surround housing log burning stove and access to the conservatory

**DINING ROOM 15'3" x 13'9" (4.65m x 4.2m)**

Dual aspect windows allowing plenty of natural light. Feature fireplace housing gas fire

**KITCHEN 11'3" x 13'8" (3.43m x 4.17m)**

Lovely size, solid wood kitchen with an array of wall and base units. Worktops with sink and drainer. Integrated dish washer, fridge freezer and range cooker. Wood burner set within the chimney breast

**CONSERVATORY 24'7" x 8'7" (7.5m x 2.62m)**

Fantastic addition and ideal for family entertainment. Over looking the rear gardens

### FIRST FLOOR

**BEDROOM ONE 15'1" x 14' (4.6m x 4.27m)**

Large walk in store with loft access

**BEDROOM TWO 11'8" x 13'7" (3.56m x 4.14m)**

Bedroom furniture

**BEDROOM THREE 14'1" x 12'2" (4.3m x 3.7m)**

**BATHROOM 11'1" x 9'7" (3.38m x 2.92m)**

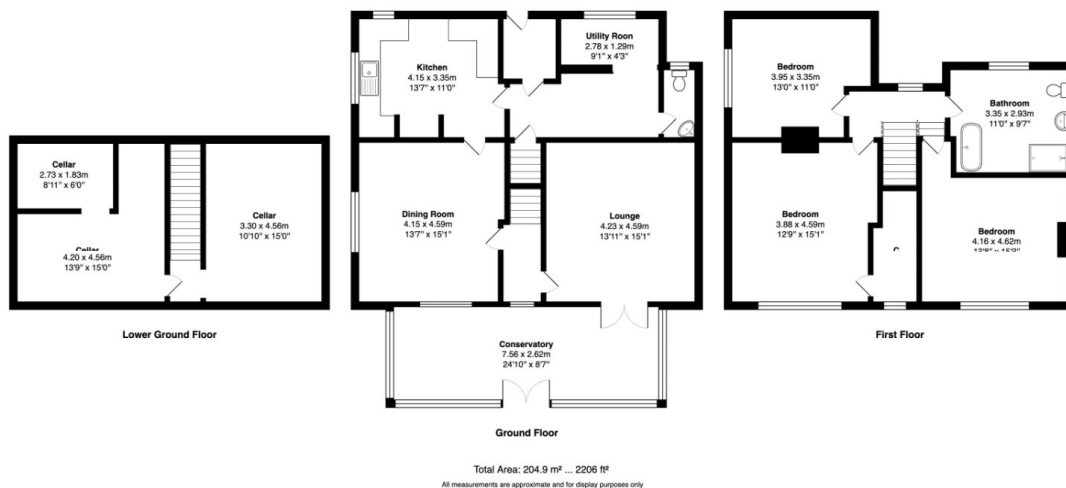
Family bathroom with roll top bath, walk in double shower, sink and W.C. Fully tiled

**OUTSIDE** Sat on a great plot with driveway leading to double garage. The rear garden cannot fail to impress with lawned areas, Astro Turf and patio seating area. Wood store and cover area for a hot tub/bar. Further down the garden is a large permanent built shed

**BUYER DISCLAIMER** 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             | 61 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |