



55 Elizabeth Avenue, Wyke, Bradford, BD12 8NF

Offers Over £240,000

Delightful semi-detached three/ four-bedroom bungalow. Situated on a popular residential road in Wkye. Property benefits from well-proportioned living accommodation, front and rear gardens and a private driveway leading to a garage.

A fully fitted kitchen with a range of floor and wall-mounted shaker-style units. A four-ring Bosch hob with tiled splashback and stainless steel extractor fan. Brushed chrome sockets with USB charges and the UPVC window with use the front of the property. Space for a washing machine and space for an American-style fridge freezer. Wall-mounted Bosch oven and microwave. There is also space for a large family dining table and chairs, UPVC window reviews to decide and a composite stable door.

Living room

This room is currently a work in progress. The room will feature a bespoke media wall carpeted flooring and an UPVC window with a view of the front of the property.

Hall

Laminate-style flooring with doors leading to the kitchen bathroom and living room. Stairs to the first floor. Understairs storage cupboard.

Family room

Herringbone vinyl flooring and UPVC sliding French doors that lead to the conservatory.

Conservatory

Laminate style flooring with UPVC windows and UPVC French door leading out to the rear garden.

Bathroom

Fully fitted bathroom with a flushed WC and a vanity Style wash basin with storage cupboard underneath. Chrome mixer tap. There is also a wall-mounted illuminated mirror and a large shower cubicle with a thermostatically controlled mixer shower with a rain showerhead and handheld attachment. Tiled panelled bath with tiled splashback and frosted glass UPVC window, wall-mounted heated chrome towel rail.

First floor landing

Carpeted flooring with doors leading to the bedrooms. UPVC window with views to the side of the property.

Bedroom

A double room with carpeted flooring and a UPVC window with views to the side of the property and access to a usable loft.

Bedroom

A double room with carpeted flooring and a UPVC window with views to the side of the property.

Bedroom

Double room with carpeted flooring and a UPVC window to the front of the property. There are also built-in wardrobes.

Outside

To the front of the property, there is an easy-to-maintain garden and a private drive leading to a garage. The driveway is parking for three vehicles.

At the side of the property, there is an easy-to-maintain garden with a fishpond, shed and a garage. The garage has an up-and-over door and working power and lighting.

The information provided on this property does not constitute or form part of an offer or contract, nor maybe it be regarded as representation. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.

Directions

Viewings

Viewings by arrangement only. Call 01422 756001 to make an appointment.

Council Tax Band

EPC Rating:

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