



## Greenacre Avenue, Wyke,

**£350,000**

**\*\* DETACHED BUNGALOW \*\* THREE BEDROOMS \*\* LARGE L-SHAPED LOUNGE/DINER \*\* CONSERVATORY \*\*  
\*\* STUNNING LANDSCAPED GARDENS \*\* GARAGE \*\* SOUGHT AFTER LOCATION \*\* NO CHAIN \*\*  
\*\* CLOSE TO MOTORWAY LINKS \*\***

Unique opportunity to purchase this delightful three bedroom detached bungalow. Available with vacant possession and no onward chain the property occupies a relatively private and large garden plot in the popular Greenacre Development. Benefits both gas central heating, upvc double glazing and briefly comprises entrance porch, reception hall, large L-shaped lounge with dining area and conservatory. Three bedrooms and a four piece house bathroom. Outside are generous manicured landscaped gardens, ample parking and garage.

Viewing recommended!



## Entrance Porch

## Reception Hall

Radiator.

## Lounge / Diner

20'10" x 20'9" (6.35m" x 6.32m")

Feature fireplace surround, three radiators and patio doors leading to conservatory.

## Kitchen

9'0" x 8'9" (2.74m" x 2.67m")

Dark oak effect wall and base units incorporating laminate sink unit, electric oven & hob and integrated fridge & microwave

## Conservatory

17'9" x 12'1" (5.41m" x 3.68m")

Tiled floor.

## Bedroom One

10'9" x 9'0" (3.28m" x 2.74m")

Fitted wardrobes and radiator.

## Bedroom Two

13'10" x 9'8" (4.22m" x 2.95m")

Radiator.

## Bedroom Three

8'5" x 7'1" (2.57m" x 2.16m")

Radiator.

## Bathroom

Four piece coloured suite comprising panel bath, shower cubicle, vanity sink unit, low flush wc and heated towel rail.

## Exterior

Outside are generous manicured landscaped gardens, ample parking and garage.

## Directions

From our office in Cleckheaton town centre head west on Cheapside towards Northgate, turn right onto Northgate, left onto Whitcliffe Rd/B6120, at the roundabout take the 2nd exit onto Turnsteeds Ave/B6120, continue to follow B6120, continue straight onto Westfield Ln/B6379, turn left to stay on Westfield Ln/B6379, turn right onto Greenacre Ave, right onto Greenacre Dr and the property will be seen displayed via our For Sale board.

## Council Tax Band

D

## Tenure

FREEHOLD



**Agent Notes & Disclaimer** We endeavour to make our particulars fair, accurate and reliable. The information provided does not constitute or form part of an offer or contract, nor may 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 for guidance only, as are floorplans 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 purpose. We strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. **Money Laundering Regulations** Intending purchasers will be asked to produce identification and proof of finance. We would ask for your co-operation in order that there will be no delay in agreeing a sale. We are covered and members of The Property Ombudsman.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
[G2 plus] A		[G2 plus] A	
[B1-B3] B		[B1-B3] B	
[C4-C6] C		[C4-C6] C	
[D7-D8] D		[D7-D8] D	
[E9-E10] E		[E9-E10] E	
[F11-F13] F		[F11-F13] F	
[G14-G15] G		[G14-G15] G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
80	55		
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

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