



Sellerdale Avenue, Wyke, Offers Over £250,000

**** IN NEED OF MODERNISATION** DETACHED ** FOUR BEDROOMS ** IDEAL FOR GROWING FAMILY **
** GARDENS, GARAGE & PARKING ** POTENTIAL TO EXTEND (STPP) ****

Situated on this large garden plot in the popular Sellerdale Development is this four bedroom detached property. The property would appeal to a growing family and offers spacious accommodation with further potential to extend (STPP).

Benefits from gas central heating, double glazing and a spacious lounge/diner. Within easy reach of amenities, shops, schools and excellent motorway links. To the outside there are good sized gardens, attached garage & 2 driveways.



Situated on this large garden plot in the popular Sellerdale Development is this four bedroom detached property.

The property would appeal to a growing family and offers spacious accommodation with further potential to extend (STPP).

Benefits from gas central heating, double glazing and a spacious lounge/diner.

Within easy reach of amenities, shops, schools and excellent motorway links.

To the outside there are good sized gardens, attached garage & 2 driveways.

Entrance Hall

Radiator.

Bathroom

Having 3 piece white suite: comprising of low flush wc, pedestal wash hand basin & bath. Tiled walls, double glazed window and central heating radiator.

Lounge / Dining Room

23'1" x 11'10" (7.04m" x 3.61m")

Coal effect gas fire with feature fireplace surround and two radiators.

Kitchen

10'10" x 9'9" (3.30m" x 2.97m")

Fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, integrated fridge freezer, plumbing for auto washer & dishwasher, oven & hob.

Bedroom One

12'11" x 9'5" (3.94m" x 2.87m")

Fitted wardrobes and radiator.

First Floor Landing

Bedroom Two

11'10" x 8'9" (3.61m" x 2.67m")

Radiator.

Bedroom Three

8'11" x 9'5" (2.72m" x 2.87m")

Radiator.

Bedroom Four

7'7" x 7'1" (2.31m" x 2.16m")

Radiator.

Bathroom

Three piece suite comprising panel bath, low flush wc and pedestal wash basin.

Exterior

Situated on a corner plot with lawn, patio and well stocked gardens. Ample parking available, with a double driveway leading to an attached garage and a second driveway to the side of the property.

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 ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92-100) A		84	(92-100) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D		63	(55-68) D		
(39-54) E			(39-54) E		
(13-38) F			(13-38) F		
(1-12) G			(1-12) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC			England & Wales EU Directive 2002/91/EC		

8 The Green, Idle, Bradford, West Yorkshire, BD10 9PR Tel 01274 619999 email idle@sugdensesstates.co.uk
 44 High Street, Queensbury, Bradford, West Yorkshire, BD13 2PA Tel 01274 888998 email queensbury@sugdensesstates.co.uk
 13 Bradford Road, Cleckheaton, BD19 5AG Tel 01274 905905 email cleckheaton@sugdensesstates.co.uk
 website www.sugdensesstates.co.uk