



## 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.



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### 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



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Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC			England & Wales EU Directive 2002/91/EC		

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