



Greenacre Drive, Wyke,

£235,000

* DORMER BUNGALOW * SEMI DETACHED * THREE BEDROOMS * POPULAR LOCATION *
* GARDENS * DRIVE * GARAGE * CLOSE TO AMENITIES/TRANSPORT LINKS *

Located on the much desirable 'Greenacre' Development on the outskirts of Wyke is extended three bedroom semi detached dormer bungalow.

The deceptively spacious property would appeal to a number of buyers with its flexible living accommodation.

Ideally located for amenities, shops, local schools and motorway links.

Benefits from two reception rooms, gas central heating, double glazing, gardens and garage.

The accommodation briefly comprises entrance hallway, L-Shaped lounge/diner, dining room, kitchen, sitting room/bedroom three and a shower room. There are two further first floor bedrooms.

To the outside there is a low maintenance garden to the rear, together with a driveway leading to a single garage.



Entrance Hall

With radiator, understairs storage cupboard.

Dining Room

10'5" x 7'10" (3.18m x 2.39m)

With radiator, double glazed window and French doors.

Kitchen

12'8" x 8'11" (3.86m x 2.72m)

With fitted wall and base units incorporating stainless steel sink unit, tiled splashback and floor, cooker, integrated fridge/freezer, plumbing for auto washer, radiator and double glazed window.

Lounge/Diner

22'4" x 14'4" max (6.81m x 4.37m max)

With living flame gas fire, two radiators, double glazed window, patio doors to rear.

Shower Room

Comprising walk-in shower, wash basin, low suite wc, radiator, double glazed window.

Sitting Room/Bedroom Three

9'11" x 7'1" (3.02m x 2.16m)

With radiator and double glazed window.

First Floor

With double glazed window.

Bedroom One

12'5" x 10'11" (3.78m x 3.33m)

Having modern sliding door wardrobes, radiator, double glazed window and eaves storage.

Bedroom Two

11'11" x 10'6" (3.63m x 3.20m)

With modern sliding door wardrobes, radiator, double glazed window and eaves storage.

Exterior

To the outside there is a low maintenance patio garden with borders to the rear, together with a driveway leading to a single garage.

Directions

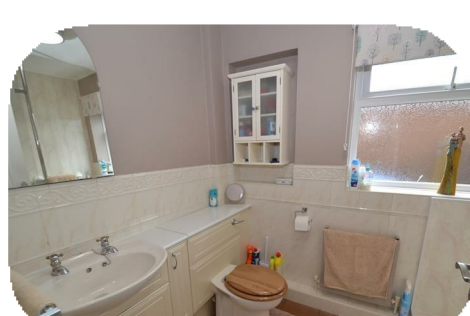
From our office in Cleckheaton town centre head west on Cheapside towards Northgate, turn right onto Northgate, turn left onto Whitcliffe Rd/B6120, at the roundabout take the 2nd exit onto Turnsteads Ave/B6120, continue straight onto Westfield Ln/B6379, turn left to stay on Westfield Ln/B6379, turn right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

TENURE

FREEHOLD

Council Tax Band

C



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 plus) A		84	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D		67	(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	

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