



Langdale Avenue, Wyke,

£320,000

**** DETACHED ** THREE BEDROOMS ** READY TO MOVE INTO ** OFF ROAD PARKING ****

**** MODERN THROUGHOUT ** EASY ACCESS TO MOTOWAY ** ENCLOSED GARDEN & OUTHOUSE ****

Looking for a property in excellent condition and with easy access to motorway links.? This three bedroom detached property has been fully modernised by the current owners to offer ready to move into accommodation.

Benefits from a high specification fitted kitchen, house bathroom, media wall unit and a new roof.

Within easy reach of amenities, first and secondary schools and M62 Motorway links.

To the outside there is an enclosed paved garden to the rear and a block paved double driveway providing off street parking. There is also a 15' x 7' outhouse.

VIEWING ESSENTIAL!!



Hallway

Radiator and understairs storage.

WC

Modern two piece suite comprising low flush wc, vanity sink unit and tiled floor.

Dining Kitchen

16'5" x 9'2" (5.00m" x 2.79m")

Modern fitted kitchen having a range of wall and base units incorporating granite work tops, sink unit, integrated fridge freezer, integrated dishwasher, integrated microwave, oven & hob with extractor, tiled floor and french doors leading to rear.

Lounge

15'2" x 11" (4.62m" x 3.35m')

Media wall unit with integrated electric fire

First Floor Landing

Bedroom One

11'8" x 9'2" (3.56m" x 2.79m")

Built in wardrobes and radiator.

Bedroom Two

9'1" x 9'6" (2.77m" x 2.90m")

Radiator.

Bedroom Three

8'8" x 5'2" (2.64m" x 1.57m")

Radiator.

Bathroom

Four piece suite comprising shower cubicle, low flush wc, vanity sink unit, panel bath, tiled walls, tiled floor and radiator.

Exterior

Enclosed low maintained paved garden to rear with a blocked paved driveway to the front.

Outhouse

15'2" x 7'9" (4.62m" x 2.36m")

Fitted wall and base units incorporating stainless steel sink unit and plumbing for auto washer.

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		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(82 plus) A		
(81-91) B			(61-81) B		
(69-80) C			(55-60) C		
(55-68) D			(55-60) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) 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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