



Greenacre Close, Wyke,

£260,000

*** RECENTLY RENOVATED SEMI * THREE BEDROOMS * MODERN KITCHEN & BATHROOM *
* CLOSE TO AMENITIES * GARDEN * DRIVE * GARAGE ***

Located on the much desirable 'Greenacre' Development on the outskirts of Wyke is this recently renovated three bedroom semi detached.

The well presented home would make an ideal purchase for a young/growing family.

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

Benefits from modern fitted kitchen, house bathroom, gas central heating, double glazing, gardens and garage.

The accommodation briefly comprises entrance hallway, lounge and dining kitchen. There are three first floor bedrooms and a house bathroom. To the outside there is a low maintenance garden to the rear, together with a driveway leading to a single garage with an electric roller shutter door.



Entrance Hall

With radiator.

Lounge

15'8" x 10'7" (4.78m x 3.23m)

With wall mounted electric fire, radiator and double glazed window.

Dining Kitchen

18'9" x 10'3" (5.72m x 3.12m)

Modern fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, tiled splashback, integrated dishwasher, plumbing for auto washer, oven, hob, extractor, radiator, French doors to rear.

First Floor

With double glazed window and access to boarded loft with pull down ladder.

Bedroom One

13'1" x 9' (3.99m x 2.74m)

With radiator, double glazed window, feature wall panelling.

Bedroom Two

12'4" x 9'5" (3.76m x 2.87m)

With radiator and double glazed window.

Bedroom Three

9'3" x 6' (2.82m x 1.83m)

With radiator and double glazed window.

House Bathroom

Modern four piece suite comprising panelled bath, shower cubicle, vanity sink unit, low suite wc, double glazed window.

Exterior

To the outside there is a lawned and patio garden to the rear, driveway leading to a single garage.

Directions

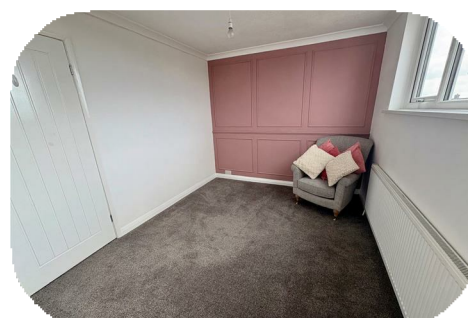
From our office in Cleckheaton town centre proceed left onto Bradford Rd/A638, at Chain Bar Roundabout, take the 2nd exit onto Whitehall Rd/A58, turn right onto Westfield Ln/B6379, right onto Greenacre Ave, turn right onto Greenacre Close and the property will shortly be seen displayed via our For Sale board.

TENURE

FREEHOLD

Council Tax Band

C / Bradford



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			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) 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			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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