



Whitehall Road, Wyke,

£240,000

* TRADITIONAL SEMI DETACHED * THREE BEDROOMS * TWO RECEPTION ROOMS *

* NO CHAIN * CORNER PLOT * GARDENS * GARAGE * REQUIRES MODERNISATION *

Available with no onward chain, is this delightful three bedroom larger than average semi detached house. Occupying a good sized corner plot - ideal for extending (subject to relevant planning consent).

The property benefits from gas central heating, part upvc double glazing and alarm system.

The family sized accommodation briefly comprises reception hall, side porch, sitting room, fitted kitchen, three first floor bedrooms and a house bathroom.

To the outside there are gardens to three sides and a detached garage.



Reception Hall

With radiator and store cupboard.

Side Porch

Lounge

12'9" x 12'3" (3.89m x 3.73m)

With gas fire in stone fireplace, radiator.

Sitting Room

17'8" x 11'2" (5.38m x 3.40m)

With a coal effect gas fire in stone fireplace surround, radiator.

Kitchen

14'4" x 6'8" (4.37m x 2.03m)

Dark oak effect fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, double oven and hob, radiator.

First Floor

Bedroom One

12'7" x 12'2" (3.84m x 3.71m)

With radiator.

Bedroom Two

11'10" x 11'2" (3.61m x 3.40m)

With radiator.

Bedroom Three

7'1" x 7'8" (2.16m x 2.34m)

With radiator.

Bathroom

Three piece suite.

Exterior

To the outside there are gardens to three sides, driveway and 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, continue for 1.6 miles 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			(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	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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