



**Greengates Avenue, Wyke Bradford BD12 9LQ**



**welcome to**

**Greengates Avenue, Wyke Bradford**

A well presented throughout extended four bedroom semidetached property, with gardens to three sides and driveway.

This is a must view property to appreciate the location, views and accommodation on offer.



### **Entrance Hall**

With glass banister, radiator and understair storage cupboard with boiler.

### **Downstairs W/C**

With wash hand basin, w/c, heated towel rail and window to the side.

### **Lounge**

14' 5" into bay x 12' 1" into recess ( 4.39m into bay x 3.68m into recess )

With bay window to the front, fireplace and radiator.

### **Dining Room**

11' 7" x 12' 2" ( 3.53m x 3.71m )

With radiator and patio doors

### **Kitchen**

9' 4" x 16' 2" ( 2.84m x 4.93m )

Modern fitted kitchen with a range of wall and base units incorporating stainless steel sink and drainer with work surfaces, breakfast bar, integrated dishwasher, pantry storage cupboard, two windows to the rear and door to the side.

### **Bedroom One**

11' 11" into recess x 16' ( 3.63m into recess x 4.88m )

Window to the front with lovely views and radiator.

### **Bedroom Two**

11' 11" x 10' 9" ( 3.63m x 3.28m )

With window to the rear and radiator.

### **Bedroom Three**

9' 10" x 9' 6" ( 3.00m x 2.90m )

With window to the rear and radiator.

### **Bedroom Four**

10' x 7' 7" ( 3.05m x 2.31m )

With window to the front, radiator and provides access to boarded loft.

### **Bathroom**

Comprises of bath with waterfall shower over, wash hand basin set in vanity unit, w/c, heated towel rail and window to the rear.

### **Garage**

Converted into a utility room with power and lighting, patio doors to the side, base units with sink and drainer and plumbing for washing machine.

### **Outside**

With driveway to the front, good sized garden to the rear with raised lawn area and seating area.



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## **Greengates Avenue, Wyke Bradford**

- Four bedrooms
- Two reception rooms
- Good sized garden
- Garage
- £280,000-£290,000

Tenure: Freehold EPC Rating: D

guide price

**£280,000-£290,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
BDF115639 - 0002

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