



Huddersfield Road, Wyke Bradford BD12 8AD

welcome to

Huddersfield Road, Wyke Bradford

Sat on an amazing plot with great size gardens to three sides offering huge potential subject to planning permission. Benefits from ample parking, double garage, two reception rooms, conservatory and great size rear garden.



Entrance Porch

Provide access into the entrance hallway.

Entrance Hall

With window to the side elevation.

Lounge

10' 9" into recess x 15' (3.28m into recess x 4.57m)

With window to the front, feature fireplace and gas central heating radiator.

Second Reception Room

12' 9" into recess x 15' (3.89m into recess x 4.57m)

With french doors providing access to the conservatory and feature fire.

Kitchen

11' 2" x 10' 9" (3.40m x 3.28m)

Fitted kitchen with a range of wall and base units incorporating stainless steel sink and drainer with work surfaces, built in electric oven, plumbing for automatic washing machine, gas central radiator, window to the side and rear.

Downstairs W/C

With w/c and wash hand basin. With access from the kitchen into a cloakroom.

Conservatory

19' 3" x 13' 1" (5.87m x 3.99m)

Upvc build conservatory with doors leading to the rear garden.

Bedroom One

13' x 9' 4" (3.96m x 2.84m)

With window to the front and gas central heating radiator.

Bedroom Two

15' 1" x 7' 5" (4.60m x 2.26m)

With two windows to the front and gas central heating radiator.

Bedroom Three

7' 9" x 7' 3" (2.36m x 2.21m)

With window to the rear and gas central heating radiator.

Bathroom

Modern four piece suite comprises of roll top bath, shower cubicle, wash hand basin set in vanity unit and WC. Fully tiled walls and window to the rear.

Outside

To the front there is a driveway offering ample parking leading to detached double garage. With well maintained gardens to the front.

To the rear enclosed larger than average lawn garden area and patio.

Garages

Detached double garages with side door, two wood doors to the front, power and lighting.

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welcome to

Huddersfield Road, Wyke Bradford

- Three Bedrooms
- Two reception rooms
- Conservatory
- Detached double garage
- Ample parking

Tenure: Freehold EPC Rating: Awaiting
Council Tax Band: C

£275,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
BDF115846 - 0004

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