



Worthing Head Close, Wyke Bradford BD12 9QJ

welcome to

Worthing Head Close, Wyke Bradford

Welcome to this well presented four bedroom semi detached property, this property is situated in a desirable location and offers ample space both inside and out.



Entrance Hall

With window to the side, under stairs storage and radiator.

Downstairs W/C

With wash hand basin, w/c and window to the rear.

Lounge

10' 9" into recess x 19' 6" (3.28m into recess x 5.94m)

With window to the front, fireplace and radiator.

Kitchen

8' 11" x 9' (2.72m x 2.74m)

Fitted kitchen with a range of wall and base units incorporating sink and drainer with work surfaces, electric oven, five ring gas hob and window to the rear.

Conservatory

10' 11" x 11' (3.33m x 3.35m)

Landing

With window to the side and provides access to the loft.

Bedroom One

10' 10" x 12' 3" (3.30m x 3.73m)

With window to the front and radiator.

Bedroom Two

12' 3" x 8' 9" (3.73m x 2.67m)

With window to the front and radiator.

Bedroom Three

10' 8" into door x 9' 3" (3.25m into door x 2.82m)

With window to the rear and radiator.

Bedroom Four

7' 4" x 7' (2.24m x 2.13m)

With window to the side and radiator.

Bathroom

Three piece suite comprises of bath with shower over, wash hand basin, w/c and window to the rear.

Outside

With driveway to the front and spacious garden to the rear with lawn and decked area.



view this property online williamhbrown.co.uk/Property/BDF116208



welcome to

Worthing Head Close, Wyke Bradford

- Four bedroom
- Semi detached property
- Driveway
- Good size garden to the rear
- Offers in excess of £240,000

Tenure: Freehold EPC Rating: D
Council Tax Band: B

offers in excess of

£240,000



Please note the marker reflects the
postcode not the actual property

view this property online [williamhbrown.co.uk/Property/BDF116208](https://www.williamhbrown.co.uk/Property/BDF116208)



Property Ref:
BDF116208 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01274 693138



Wibsey@williamhbrown.co.uk



6 Fair Road, BRADFORD, West Yorkshire, BD6 1QN



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)