



Green Lane, Wyke Bradford BD12 8QH

welcome to

Green Lane, Wyke Bradford

This modern three bedroom semi detached home offers a stylish and practical living space, perfect for families or first time buyers. The property benefits from allocated parking and a generous rear garden, ideal for outdoor dining and relaxation.



Entrance Hall

With storage cupboard and radiator.

Downstairs W/C

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

Lounge

10' 8" x 14' 1" (3.25m x 4.29m)

With window to the front and radiator.

Kitchen/ Diner

12' 9" max x 18' 2" (3.89m max x 5.54m)

Modern kitchen with a range of fitted wall and base units incorporating sink and drainer with work surfaces, electric oven, gas hob, bi folding doors to the rear and radiator.

Landing

Provides access to the loft.

Bedroom One

11' 9" x 12' 9" (3.58m x 3.89m)

With window to the front, fitted wardrobe and radiator.

Ensuite

Comprises of shower cubicle, wash hand basin, w/c, heated towel rail and window to the front.

Bedroom Two

9' 4" x 10' (2.84m x 3.05m)

With window to the rear and radiator.

Bedroom Three

9' 8" x 7' 6" (2.95m x 2.29m)

With window to the rear and radiator.

Bathroom

Three piece suite comprises of bath with shower over, wash hand basin, w/c and heated towel rail.

Outside

Parking to the front of the property and enclosed garden to the rear with patio and lawn area.



view this property online williamhbrown.co.uk/Property/BDF116203



welcome to

Green Lane, Wyke Bradford

- Three bedroom
- Semi detached
- Dining kitchen
- Allocated parking to the front
- Guide Price £230,000 - £240,000

Tenure: Freehold EPC Rating: C

Council Tax Band: B

guide price

£230,000 - £240,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/BDF116203



Property Ref:
BDF116203 - 0003

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