

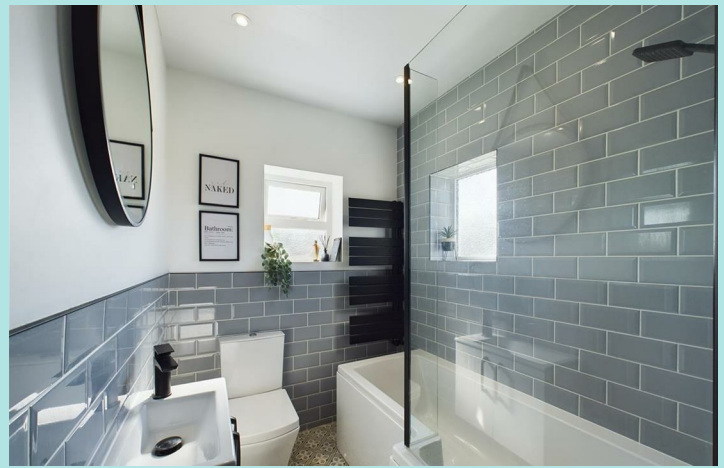


165 Whitehall Road

Wyke, Bradford, BD12 9LN

£250,000 Freehold





This three bedroom, brick built semi-detached offers a well planned family home which is well presented throughout, with a small conservatory extension. Step inside and you will appreciate the accommodation has good sized rooms with a pleasant open view to the front. It stands on a very generous sized plot with established private gardens to the front and side, off street parking and a single car garage to the rear.

Location

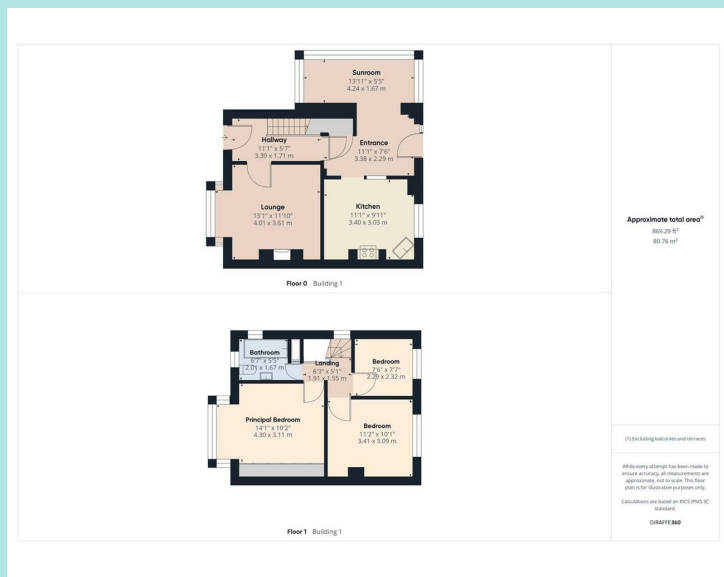
The property fronts onto Whitehall Road but the mature gardens offer a high degree of privacy. This is a perfect location for those needing to commute as junction 26 of the M62 is a five minute drive away. Shirley Manor Primary Academy and Appleton Academy are both close by, as is Low Moor railway station.

Accommodation

A good sized entrance hall at the front of the property has a UPVC external door. The Lounge has a bay window to the front taking full advantage of the long distance views. There is a wood burning stove recessed to the chimney breast with a stone hearth. Breakfast Kitchen has an insect corner sink unit and range of modern base units drawer units and wall units with breakfast bar, worktops and integrated appliances including an electric hob electric oven and dishwasher. The Worcester central heating boiler is still under warranty. The kitchen is open to the Rear Hallway with external UPVC door and storage cupboard having plumbing for a washing machine, separate cloakroom cupboard. This is also open to the Conservatory which is ideal as a Dining Area and overlooks the side gardens.

On the first floor, the main Double Bedroom is at the front of the property and enjoys panoramic views and full length fitted wardrobes. There is a second double Bedroom with feature panelling to one wall, and a third single Bedroom, which are both set to the rear of the property. The house Bathroom enjoys a modern white suite comprising: P-shaped bath with a rainforest showerhead over and shower screen, wash hand basin with mixer tap and WC. With metro style tiling and a feature heated towel rail. Landing with a drop ladder to a part boarded loft with light providing an ideal storage space.

There are good size gardens to both the front and side of the property offering a high degree of privacy with flowerbeds, mature shrubs, patio areas and timber deck. To the rear are two parking spaces and a single car garage.



Council tax band: C
 EPC rating: C
 Ground rent: N/A
 Service charge: N/A

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