

Peter David

Properties Ltd

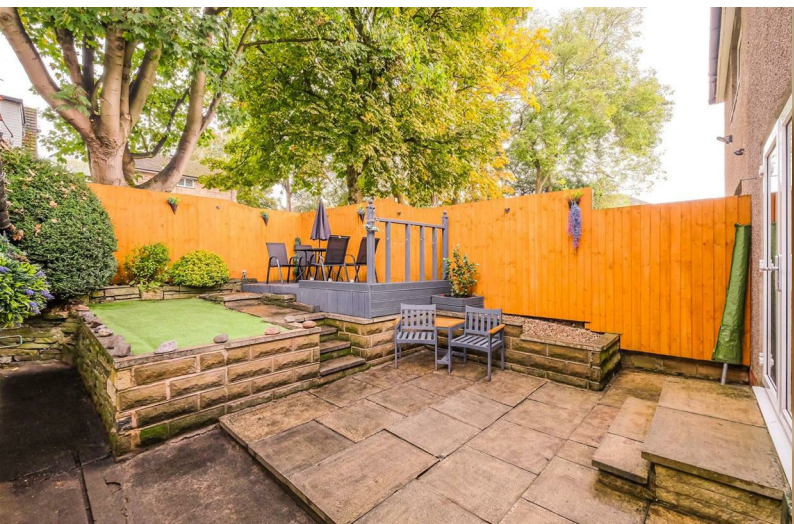
Residential Sales and Lettings



21 Greengates Avenue, Wyke

Bradford, BD12 9LQ

Offers Over £230,000



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Offering GOOD-SIZED ACCOMMODATION throughout is this WELL-PRESENTED semi-detached property, ready-to-move-into and offering further potential for expansion (subject to the relevant permissions). The property is in a DESIRABLE CUL-DE-SAC location, close to all conveniences including transportation links, shops and schools. Internally comprising: entrance hall, living room, kitchen dining, three bedrooms and a family bathroom. There are GARDENS to the front and rear, a LARGE DRIVEWAY providing ample off-road parking and a SINGLE DETACHED GARAGE. Internal viewings are highly recommended to appreciate the true scope and standard of this property - book yours today!

Entrance Hall

The external door provides access to the entrance hallway, with a staircase to the first floor accommodation and a useful under-stairs storage cupboard.

Living Room

A spacious living room with an open doorway to the kitchen dining, perfect for contemporary living. Window to the front aspect allowing plenty of natural light.

Kitchen Diner

An open plan kitchen diner, featuring neutral wall and base units, charcoal metro-tiled splashbacks and a spotlight ceiling. With an inset stainless steel sink and drainer, an integral electric oven, an electric hob and space for free-standing appliances. There are patio doors to the garden and ample space to dine.

Landing

The first floor landing provides access to all first floor accommodation.

Bedroom One

A large double bedroom with a bay-style window to the front elevation and a spotlight ceiling.

Bedroom Two

A second double bedroom with a window to the rear elevation.

Bedroom Three

This third bedroom has a window to the front elevation and is perfect to be used as a study, nursery or a single bedroom.

Bathroom

A modern bathroom with a fitted three piece suite in white, comprising: bath with shower over and glass shower screen, pedestal and wash basin and WC. Benefiting from white metro-tiled walls, a chrome heated towel rail, an extractor fan and a spotlight ceiling. Window to the side elevation.

Viewings

Viewings are strictly by appointment only. Please contact Peter David Properties.

Directions

For Satnav please use the postcode BD12 9LQ

Mortgages

We recommend KB Mortgage Services, on hand to discuss all of your mortgage and protection needs. Kate, the founder of KB Mortgage Services, is available both in branch and through home visits - if you would like to arrange an appointment contact us today.

DISCLAIMER

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 will be no delay in agreeing the sale.

2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD

BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER PETER DAVID PROPERTIES NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.



Road Map



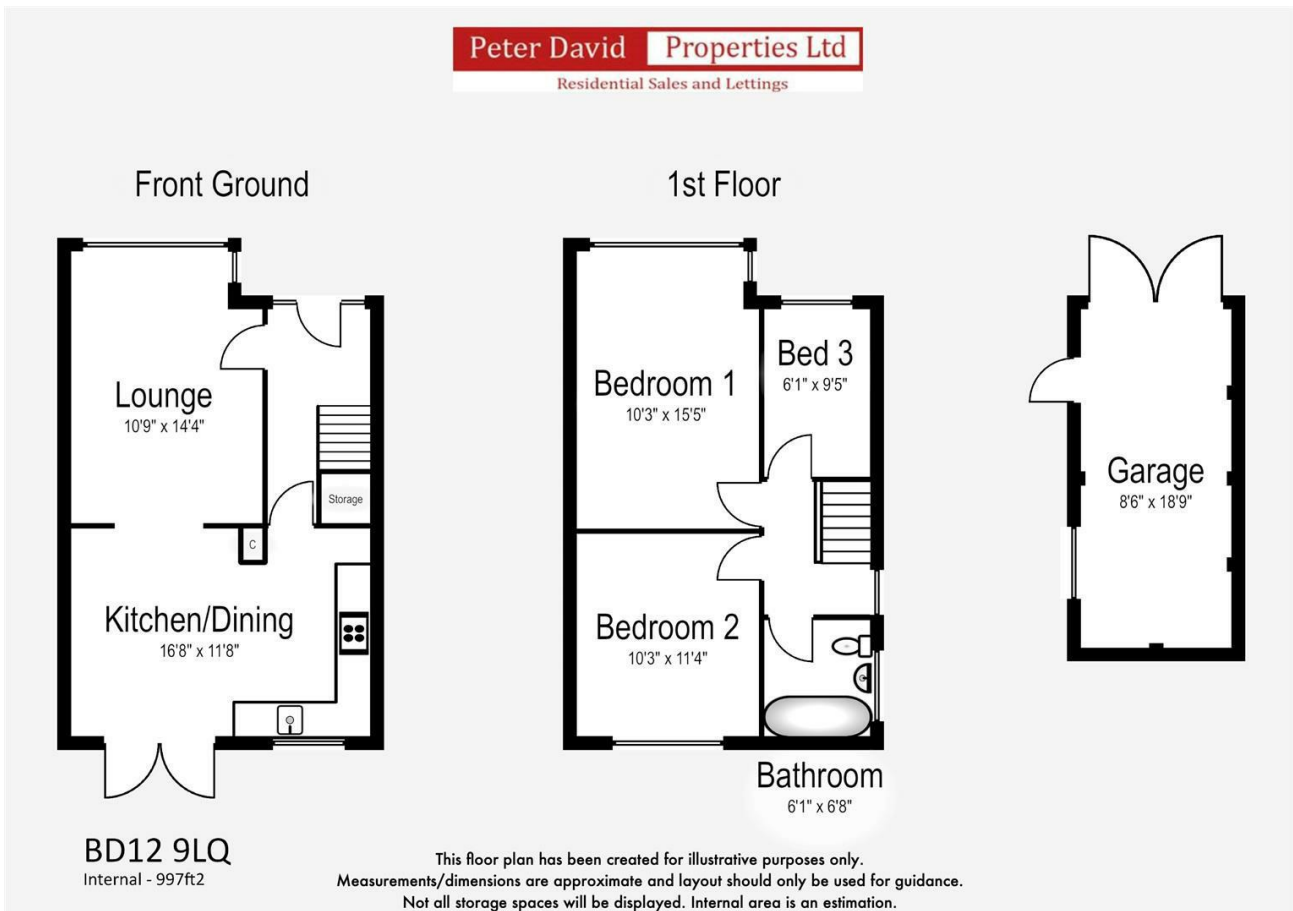
Hybrid Map



Terrain Map



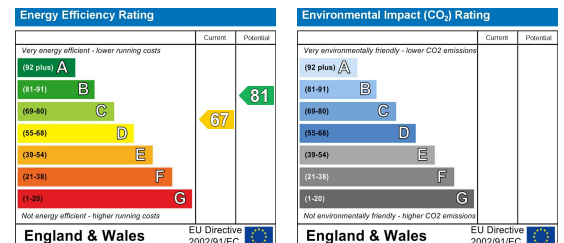
Floor Plan



Viewing

Please contact us on 01484 719191 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are for guidance only and do not constitute any part of a contract. No person within the company has the authority to make or give any representation or warranty in respect of the property. All measurements are approximate and for illustrative purposes only. None of the services and fittings or equipment have been tested. These particulars whilst believed to be accurate should not be relied on as statements of fact, and purchasers must satisfy themselves by inspection or otherwise as to their accuracy. Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract.