



65 Hudson View, Wyke, BD12 8HW

Offers Over £240,000

- : Modern Town House
- : Extremely Popular & Convenient Location
- : 2 Bathrooms & Downstairs Cloakroom
- : Integral Garage
- : Realistically Priced
- : Delightful Family Home
- : 4 Bedrooms
- : Spacious Lounge With Dining Area & Modern Breakfast Kitchen
- : Easy Access to Halifax Bradford & Leeds
- : Viewing Essential

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Situated in this extremely convenient and popular residential location in Wyke, lies this four bedroomed tow house providing ideal family accommodation arranged over three floors.

This delightful home offers spacious and well-planned living accommodation which briefly comprises a entrance hall, downstairs cloakroom, bedroom four/ office, breakfast kitchen, spacious lounge and dining room, Three further bedrooms one with en suite shower room, family bathroom, integral garage, garden, gas central heating and uPVC double glazing.

The property provides excellent access to the local amenities of Wyke, as well as easy access to Bradford, Halifax and Leeds. Very rarely does the opportunity arise to purchase such a quality property at this attractive price and, as such, an early inspection is strongly recommended.



Council Tax Band: D



ENTRANCE HALL

A front entrance door opens into the welcoming entrance hall with cornice to ceiling, inset spotlight fittings, one double radiator and one telephone point. There is also an under stairs cupboard providing excellent storage facilities. A spindle staircase with fitted carpet leads to the first floor accommodation.

From the entrance hall door to the

DOWNSTAIRS CLOAKROOM

Fitted with a modern white two-piece suite incorporating a hand wash basin with vanity unit and low flush WC. Inset spotlight fittings, extractor fan and one double radiator.

From the entrance hall door to the

INTEGRAL GARAGE

20'4" x 8'10"

With up and over door, power and light.

From the entrance hall door to

BEDROOM FOUR / OFFICE

8'3" x 10'2"

This ground floor bedroom is presently used as an office and has a uPVC double glazed window to the rear elevation, one double radiator, fitted carpet and inset spotlight fittings.

From the entrance hall door opens to the

UTILITY ROOM

8'4" x 6'0"

Fitted with a range of modern wall and base units incorporating matching work surfaces, stainless steel single drainer sink unit with mixer tap, plumbing for an automatic washing machine and space for a tumble dryer. Inset spotlight fittings and one double radiator.

From the entrance hall a spindled staircase leads to the

FIRST FLOOR LANDING

With cornice to ceiling, inset spotlight fittings, one radiator and fitted carpet.

From the landing door opens to the

BREAKFAST KITCHEN

16'7" x 8'3"

Fully fitted with a range of modern wall and base units incorporating matching work surfaces, stainless steel 1 bowl sink unit with mixer tap, four ring gas hob with extractor in stainless steel canopy above and matching splashback, fan assisted oven and grill beneath, integrated fridge freezer and integrated dishwasher. Complementary splashbacks and colour scheme throughout and a uPVC double glazed window to the rear elevation. To the breakfast area there are uPVC double glazed French doors open onto the rear garden. Cornice to ceiling, inset spotlight fittings, one TV point and one double radiator.

From the landing door opens to

LOUNGE & DINING AREA

19'8" metres narrowing to 8'7" x 16'8" narrowing to

This delightful L-shaped reception room provides spacious living and dining accommodation with two sets of double glazed French doors opening onto Juliet balconies. Feature fireplace incorporating a coal effect living flame gas fire, cornice to ceiling, two double radiators, one TV point and fitted carpet.

From the first floor landing a spindled staircase with fitted carpet leads to the

SECOND FLOOR LANDING

With door to cylinder cupboard with airing shelf, fitted carpet and access to the three bedrooms and house bathroom.

From the landing door to

BATHROOM

Fitted with a modern white four-piece suite incorporating hand wash basin in vanity unit with mixer tap, low flush WC, bidet and panelled bath with mixer tap. The bathroom is fully tiled including the floor and benefits from inset spotlight fittings, extractor fan, chrome heated towel rail and uPVC double glazed window to the rear elevation.

From the landing door to

BEDROOM ONE

13'10" x 10'3"

This double bedroom has a uPVC double glazed window to the front elevation, built-in wardrobes with inset lighting and mirrored doors to one wall, one double radiator, one TV point and fitted carpet.

From the bedroom a door opens to an

EN SUITE SHOWER ROOM

Modern white three-piece suite incorporating hand wash basin with mixer tap in vanity unit, low flush WC and walk-in shower cubicle with rainfall and handheld shower units. The en suite is fully tiled including the floor, inset spotlight fittings to the ceiling, and a chrome heated towel rail.

From the landing door to

BEDROOM TWO

10'3" x 11'7" narrowing to 8'3"

This second double bedroom has a uPVC double glazed window to the rear elevation, built-in wardrobes with sliding mirrored doors, one double radiator and fitted carpet.

From the landing door to

BEDROOM THREE

6'2" x 10'9"

This single bedroom has a uPVC double glazed window to the front elevation, one double radiator, fitted carpet and built-in cupboard providing useful wardrobe and storage facilities.

GENERAL

The property is Freehold and is constructed of simulated stone and brick, and is surmounted by a tiled roof. It benefits from all main services including gas, water and electricity, together with uPVC double glazing and gas central heating. The property is in council tax band D

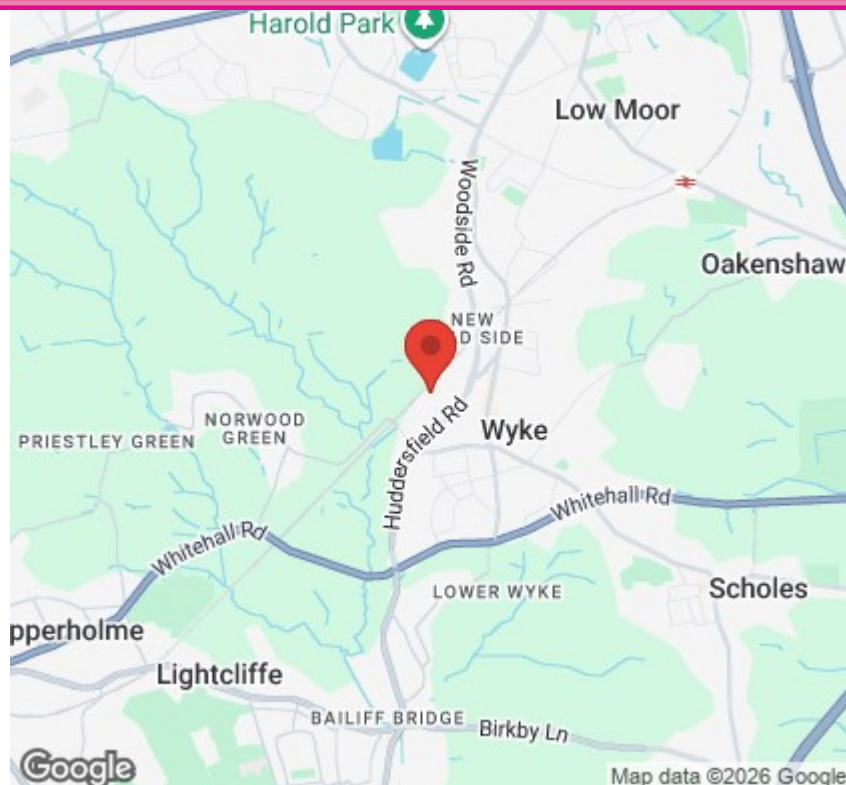
EXTERNAL DETAILS

To the front of the property there is a tarmac drive providing off road parking for two vehicles and access to the integral garage.

To the rear there is an enclosed garden with flagged patio area providing an ideal space for outdoor entertaining.

TO VIEW

This property is strictly by appointment, please telephone Property Kemp & Co, 01422 349222.



Directions

SAT NAV BD12 8HW

Viewings

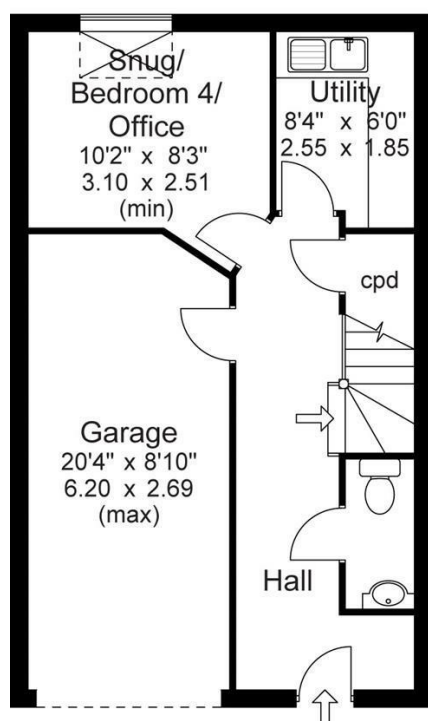
Viewings by arrangement only. Call 01422 349222 to make an appointment.

EPC Rating:

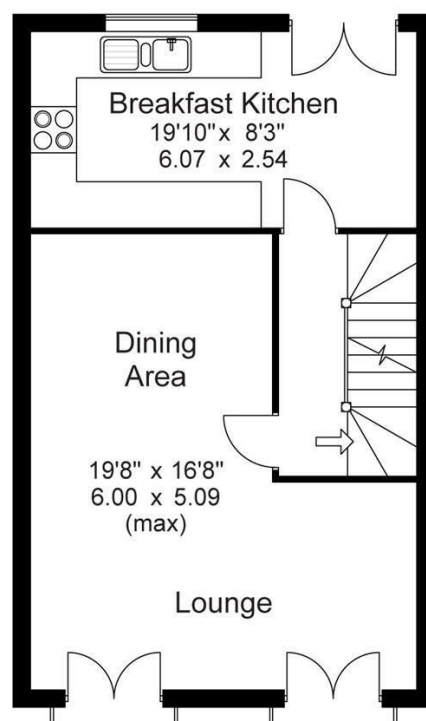
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	79	82
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

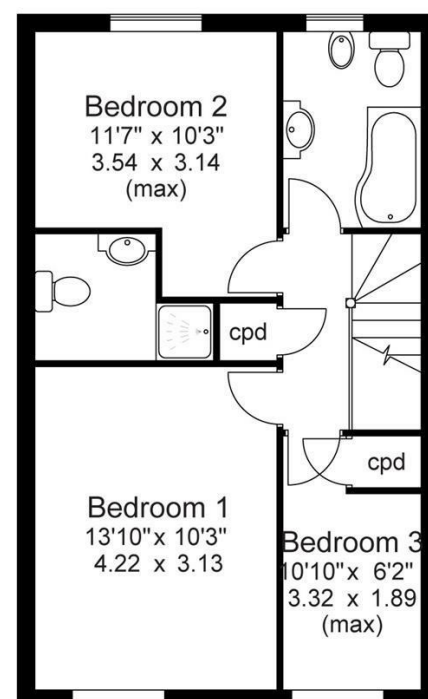
Approx Gross Floor Area = 1432 Sq. Feet
= 133.0 Sq. Metres



Ground Floor



First Floor



Second Floor

For illustrative purposes only. Not to scale.