Sugdens
Sales & Lettings

Holly Hall Lane, Wyke,

£229,950

* SEMI DETACHED * FOUR BEDROOMS * DECEPTIVELY SPACIOUS * LARGE PATIO GARDEN *
* MODERNISED * READY TO MOVE INTO * MODERN KITCHEN & BATHROOM *

This deceptively spacious four bedroom semi detached property would make an ideal home for a number of buyers. Having been modernised by the current owners to offer 'ready to move into' accommodation.

Benefits from a modern fitted kitchen, house bathroom and large patio garden.

The accommodation briefly comprises entrance hallway, lounge, dining kitchen and utility room. There are four first floor bedrooms and a house bathroom.

To the outside there are patio gardens to front and rear.

Entrance Hall
With understairs storage, radiator.

Lounge
16'6" x 15' (5.03m x 4.57m)
With radiator, double glazed window, upvc door to rear garden.

Dining Kitchen
17'4" x 8'2" (5.28m x 2.49m)
Modern fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, oven, hob, extractor hood, plumbing for auto washer, radiator, double glazed window.

Utility Area
With double glazed window, plumbing for dishwasher.

First Floor
With double glazed window.

Bedroom One
11'6" x 8'1" (3.51m x 2.46m)
With double glazed window and radiator.

Bedroom Two
8'6" x 9'5" (2.59m x 2.87m)
With radiator and double glazed window.

Bedroom Three
11'9" x 6'4" (3.58m x 1.93m)
With radiator and double glazed window.

Bedroom Four
6'9" x 5'9" (2.06m x 1.75m)
With radiator and double glazed window.

Bathroom
Modern three piece suite comprising panelled bath, low suite wc, pedestal wash basin, radiator and double glazed window.

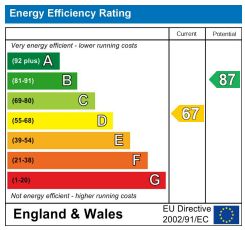
Exterior
To the outside there are paved gardens to both front and rear.

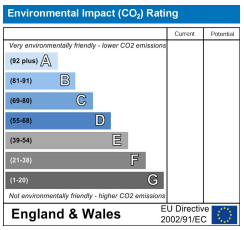
Directions
From our office in Cleckheaton town centre proceed left onto Bradford Rd, at Chain Bar roundabout take the 3rd exit onto Bradford Rd, continue onto Cleckheaton Rd, left onto New Works Rd, at the roundabout take the 1st exit onto Carr Ln, right onto Holly Hall Ln and the property will be seen displayed via our For Sale board.

TENURE
FREEHOLD

Council Tax Band
B / Bradford

Agent Notes & Disclaimer We endeavour to make our particulars fair, accurate and reliable. The information provided does not constitute or form part of an offer or contract, nor may it be regarded as representation. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and for guidance only, as are floorplans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for purpose. We strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. **Money Laundering Regulations** Intending purchasers will be asked to produce identification and proof of finance. We would ask for your co-operation in order that there will be no delay in agreeing a sale. We are covered and members of The Property Ombudsman.





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