

# Peter David

# Properties Ltd

Residential Sales and Lettings



## 647 Huddersfield Road

Bradford, BD12 8JX

£240,000



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Wyke, Bradford, BD12 8JX

**£240,000**



NO ONWARD CHAIN - perfect for first time buyers or young couples.

Situated on Huddersfield Road in the charming area of Wyke, this beautifully presented terraced home offers a perfect blend of comfort and style. With three spacious double bedrooms, including a delightful en-suite and a walk-in wardrobe, this property is designed to cater to modern living.

The ground floor features two inviting reception rooms, providing ample space for relaxation and entertaining guests. Additionally, the property boasts a cellar, offering extra storage solutions for your convenience.

Situated in an ideal location, this home is conveniently close to local schools, amenities, and transport links, making it perfect for families and commuters alike. Whether you are looking for a peaceful retreat or a vibrant community, this terraced house is sure to meet your needs. Don't miss the opportunity to make this lovely property your new home.

## **Entrance Hallway**

Providing access to the Living Room and the Dining Room.

## **Living Room**

A good-sized living room with a bay window to the front aspect, high ceilings and a picture rail. Plenty of natural light.

## **Dining Room**

The dining room is adjacent to the kitchen and has a

large window to the rear aspect. A good sized second reception room, perfect for family life.

## **Kitchen**

This modern kitchen has cream gloss wall and base units, space for free-standing appliances and an integral oven, grill and electric hob. Window to the side and an external door providing access to the rear garden.

## **Bedroom One**

A spacious double bedroom with a window to the front elevation.

## **Walk In Wardrobe**

A large space adding to the luxury of the main bedroom.

## **Bathroom**

A large bathroom with a four piece suite, comprising: a large walk in shower, a hand basin, a WC and a bath. Half-tiled walls and tiled flooring. Obscured windows to the rear elevations and a useful airing cupboard.

## **Bedroom Two**

Located on the second floor, this second bedroom is a large double with two velux windows.

## **Bedroom Three**

A good-sized third bedroom with access to a Shower Room en-suite.

## **En-Suite**

Comprising: a shower, WC and hand basin.

## **Cellar**

A useful storage space.

## External

To the rear of the property there is a perfect sun trap! With space for a BBQ and seating area.

## Directions

For Satnav please use the postcode BD12 8JX

## Viewings

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

## 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



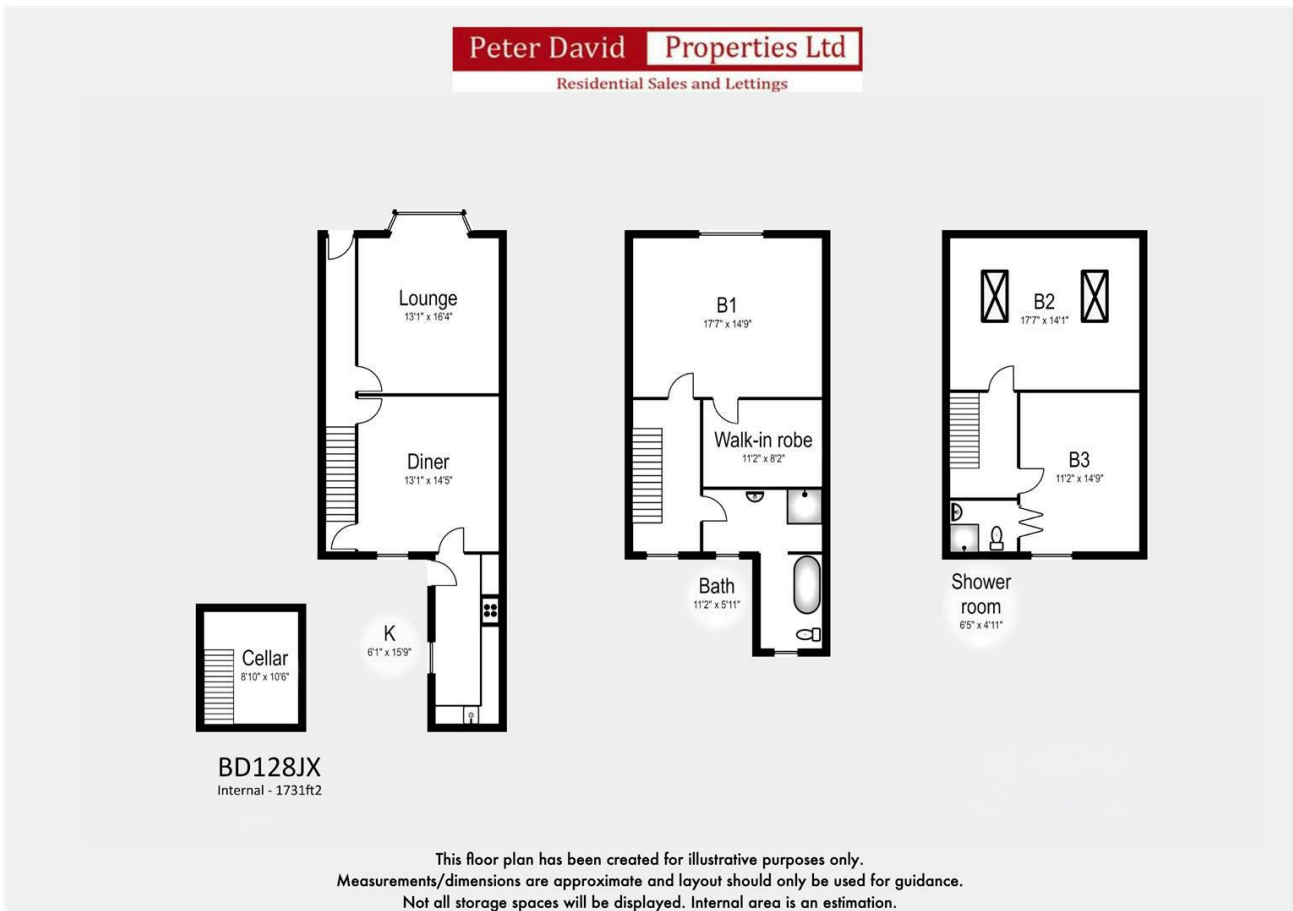
## Hybrid Map



## Terrain Map



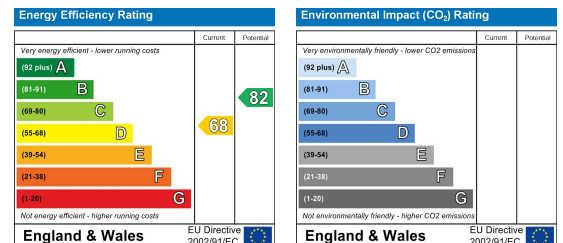
## Floor Plan



## 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.