



Westfield Lane, Wyke

Reduced To £325,000

* DETACHED RESIDENCE * FOUR BEDROOMS * TWO RECEPTION ROOMS * FAMILY SIZED *
 * GARDENS * PARKING * GARAGE * MODERN FITTED KITCHEN * HEART OF WYKE VILLAGE *

A great opportunity for the growing family to purchase this delightful four bedroom detached house.

Benefits from gas central heating, upvc double glazing and alarm system.

The 'ready to move into' accommodation briefly comprises reception hall, cloakroom/wc, lounge, dining room, modern fitted kitchen, four first floor bedrooms and a house bathroom with white suite.

To the outside there are well stocked lawned and bedded gardens with driveway to the side leading to a detached garage.





Reception Hall

With radiator.

Cloakroom/WC

With low suite wc, wash basin.

Lounge

11'7" x 18'10" (3.53m x 5.74m)

With a coal effect gas stove set in chimney breast, two radiators.

Kitchen

9'8" x 9'7" (2.95m x 2.92m)

Modern fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, five ring range style cooker, plumbing for auto washer, plumbing for dishwasher.

Dining Room

8'6" x 9'7" (2.59m x 2.92m)

With radiator.

First Floor Landing

Bedroom One

8'5" x 11'3" (2.57m x 3.43m)

With radiator.

Bedroom Two

9'9" x 11'7" (2.97m x 3.53m)

With fitted wardrobes and radiator.

Bedroom Three

9'6" x 9'7" (2.90m x 2.92m)

With radiator.

Bedroom Four

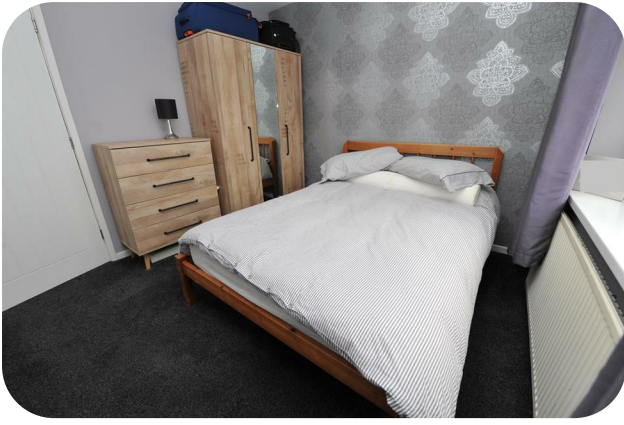
8'6" x 7'5" (2.59m x 2.26m)

With radiator.

Bathroom

Three piece white suite, tiled walls and radiator.





Exterior

To the outside there are lawned and bedded gardens to both front and rear, driveway leading to a detached garage with power & light.

Directions

From our office in Cleckheaton town centre head west on Cheapside towards Victoria Ct, turn right onto Northgate, turn left onto Whitcliffe Rd/B6120, at the roundabout take the 2nd exit onto Turnsteads Ave/B6120, continue straight onto Westfield Ln/B6379, turn left to stay on Westfield Ln/B6379, turn left onto Whitehall Rd/A58, turn right onto Griffe Rd, right onto Westfield Ln and the property will be seen displayed via our For Sale board.

TENURE

FREEHOLD

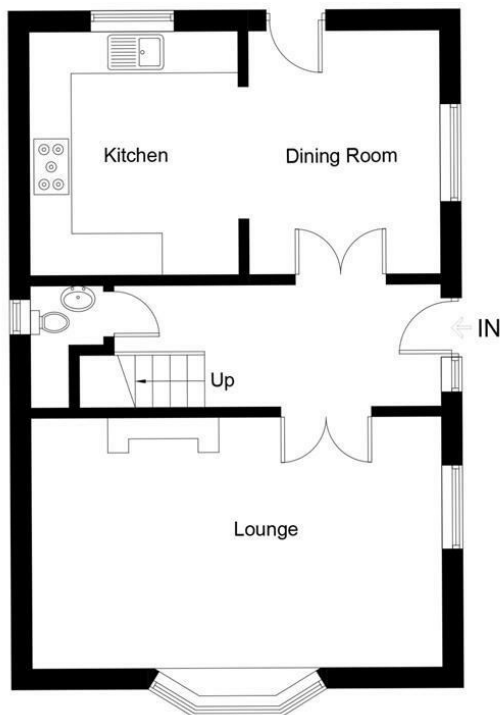
Council Tax Band

D

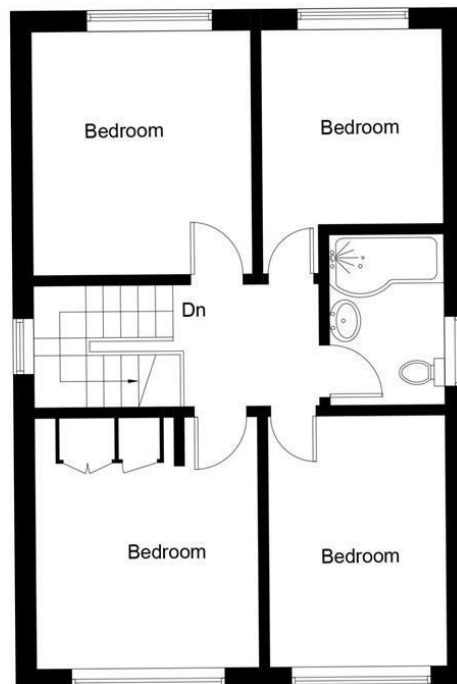


Westfield Lane, BD12

Approximate Gross Internal Area = 108.2 sq m / 1165 sq ft

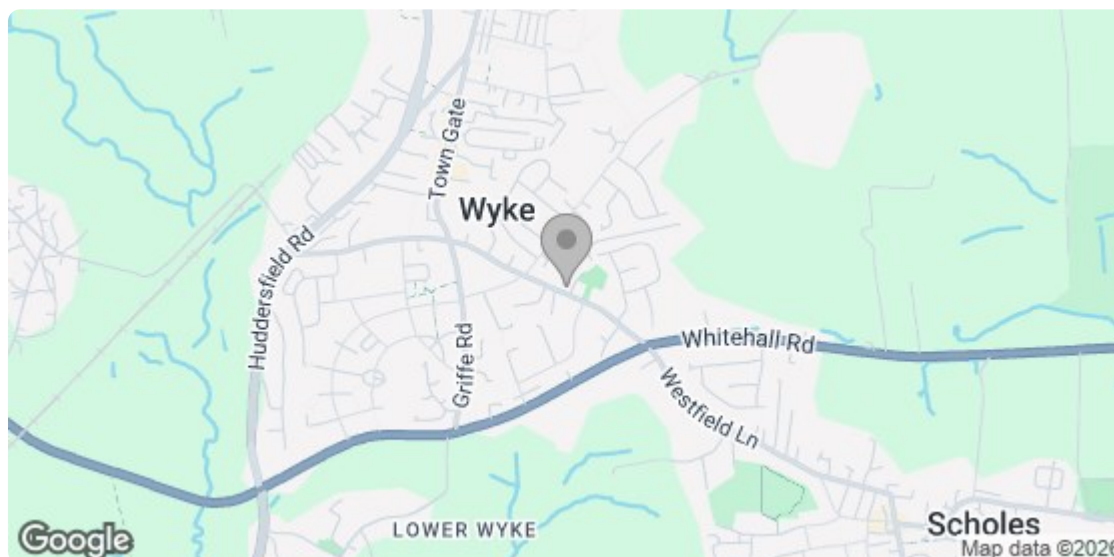


Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1233803)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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		
Environmental Impact (CO ₂) Rating		

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.

8 The Green, Idle, Bradford, West Yorkshire, BD10 9PR Tel 01274 619999 email idle@sugdensesstates.co.uk
44 High Street, Queensbury, Bradford, West Yorkshire, BD13 2PA Tel 01274 888998 email queensbury@sugdensesstates.co.uk
13 Bradford Road, Cleckheaton, BD19 5AG Tel 01274 905905 email cleckheaton@sugdensesstates.co.uk

website www.sugdensesstates.co.uk