



# BARKERS

*Select Collection*



## 16 Thirlmere Avenue

Wyke, BD12 9DS

### Asking Price £325,000

- ☞ SPACIOUS DETACHED BUNGALOW
  - ☞ GENEROUS GARDENS FRONT & REAR
  - ☞ PRIVATE PARKING TO THE FRONT & REAR WITH SEPARATE ACCESS
  - ☞ ENTRANCE PORCH, ENTRANCE HALL
  - ☞ LOUNGE, DINING ROOM
- ☞ MODERN KITCHEN , UTILITY ROOM
  - ☞ THREE BEDROOMS
  - ☞ MODERN SHOWER ROOM



# Full Description

Early inspection is highly recommended to appreciate this well-presented detached bungalow, which occupies a generous and well-maintained plot and is offered for sale with NO CHAIN. Situated in a quiet, tucked-away location yet within easy reach of local amenities and bus routes, the property is also just a short drive from Junction 26 of the M62 motorway, making it ideal for commuters to nearby towns and cities. The property benefits from uPVC double glazing, gas central heating, and a security alarm system. The accommodation briefly comprises: entrance porch leading into the entrance hall, dining room, lounge, modern kitchen, utility room, three bedrooms, and a modern shower room. To the front of the property there is a driveway providing private parking, alongside a good-sized lawned garden with planted borders stocked with a selection of mature trees and shrubs. To the rear is an enclosed garden, largely laid to lawn, with planted borders and well-maintained trees and shrubs, including fruit trees. Block-paved and decked patio areas provide an ideal space for al fresco dining and outdoor entertaining. An additional gated driveway with separate access from the rear provides additional private parking.

## ENTRANCE PORCH

An external door leads into the entrance porch which has tiled flooring and door leading into the entrance hall.

## ENTRANCE HALL

The entrance hall features laminate flooring, a loft access point and a useful built-in storage cupboard. Doors lead to the dining room, three bedrooms and a shower room.

## DINING ROOM

15' 0" x 8' 6" (4.57m x 2.59m)

Windows overlooking the front garden flood the room with natural light, creating a bright and airy space. The room features laminate flooring, which flows seamlessly into the lounge.

## LOUNGE

15' 4" x 11' 11" (4.67m x 3.63m)

The focal point of this room is a feature fireplace with a living flame gas fire. Wall lights enhance the space, while sliding patio doors provide access to the rear garden.

## KITCHEN

12' 8" x 7' 10" (3.86m x 2.39m)

The kitchen is fitted with a range of modern wall and base units with complementary work surfaces, splashback tiling, and an inset 1½ bowl stainless steel sink with mixer tap. Integrated appliances include a double electric oven, induction hob with chimney-style extractor hood, under-counter fridge, and dishwasher. Additional features include inset spotlights to the ceiling and laminate flooring. A door leads into the utility room.

## UTILITY ROOM

3' 3" 6" (1m x 0.15m)

The utility room is fitted with wall and base units with an inset stainless steel sink, and plumbing is available for a washing machine. Inset spotlights to the ceiling, and a door provides access to the rear garden.



### BEDROOM ONE

11' 10" x 8' 6" (3.61m x 2.59m)

Double room with fitted wardrobes which offer plentiful storage.

### BEDROOM TWO

8' 10" x 6' 9" (2.69m x 2.06m)

Single room with built-in hanging space.

### BEDROOM THREE

9' 1" x 6' 11" (2.77m x 2.11m)

Good sized single room.



### SHOWER ROOM

6' 8" x 5' 6" (2.03m x 1.68m)

Fitted with a modern three-piece white suite comprising a shower cubicle, WC, and a wash basin inset into a vanity unit.

Complementary tiled walls, vinyl flooring, and a feature radiator complete the room.



### EXTERIOR

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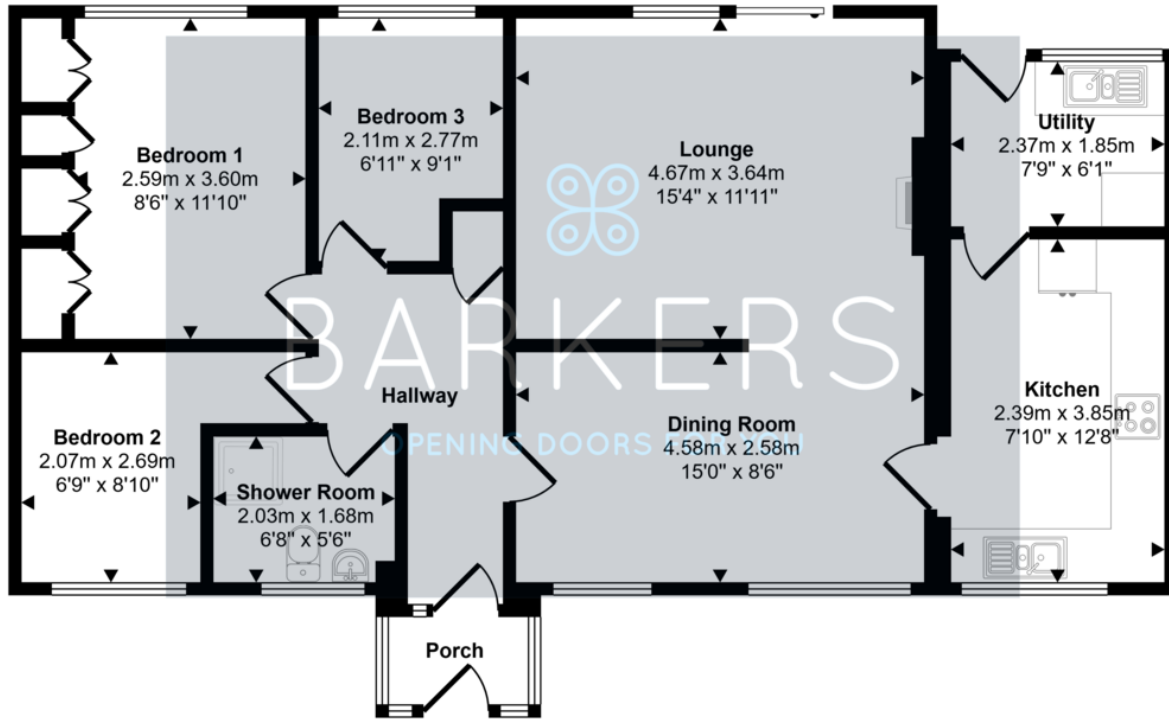
### ADDITIONAL INFORMATION

Tenure - Freehold

Council tax band - D



Approx Gross Internal Area  
83 sq m / 898 sq ft



### Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements