

# Peter David

# Properties Ltd

Residential Sales and Lettings



## 12 High Fernley Road

Bradford, BD12 8AR

**£187,500**



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Wyke, Bradford, BD12 8AR

**£187,500**



Nestled on High Fernley Road in the charming area of Wyke, Bradford, this delightful three-bedroom semi-detached house presents an excellent opportunity for first-time buyers and families seeking to upsize. The property boasts a driveway, garage and inviting gardens to both the front and rear, providing ample outdoor space for relaxation and play.

Designed with accessibility in mind, the home is currently equipped with a stairlift and a hoist, making it suitable for those with mobility needs. Additionally, the property features a convenient downstairs shower room and the potential to convert a room into a downstairs bedroom, ensuring comfort and ease of living for all. Equally, the hoist and stairlift can also be removed at the buyers request reverting the home to a conventional set up.

Situated in an ideal location, this residence is in close proximity to local schools and amenities, making it a perfect choice for families. The absence of an onward chain further simplifies the buying process, allowing for a smooth transition into your new home.

This property is not just a house; it is a place where memories can be made. With its thoughtful design and prime location, it is ready to welcome its new owners. Do not miss the chance to view this wonderful home.

This property is now sold subject to contract and viewings have ceased. The vendor will not consider other offers whilst conveyancing is underway.

## **Entrance Hallway**

A hallway leading in from the front of the home with a staircase leading upstairs with a stair lift installed which can either be left in place or removed at the buyers request, and access into the living room and kitchen.

## **Living Room**

A spacious living room overlooking the front of the home with a window overlooking the front garden. Light green carpets and a feature gas fireplace distinguish the room which is complimented by a feature wall with wall paper and a light neutral colour scheme.

## **Kitchen Diner**

To the rear of the property with wooden base and wall units, this spacious kitchen diner provides ample worksurface and storage space. With room for a dining table and external access out onto the garden, the kitchen features an oven and hob, stainless steel sink and drainer, space for a washing machine and dishwasher as well as a fridge freezer.

## **Dining Room**

A separate dining room which could also be used as a snug or study room which currently has a ceiling hoist to the ceiling for disabled access which can either be left in place or removed at the buyers request.

## **Downstairs Shower Room**

Accessed from the dining room, the shower room has a walk in shower, hand basin and w/c.

## **Bedroom One**

A spacious double bedroom with light green carpet, floor to ceiling sliding wardrobes and a bay window to the front aspect.

## **Bedroom Two**

a double bedroom to the rear of the home with views over the garden and ample space for wardrobes and furniture.

## **Bedroom Three**

A well sized single room with a built in desk to the front aspect.

## Bathroom

A white tiled bathroom suite with a walk in shower, hand basin, w/c and heated towel rail. The room features ceiling spotlights and has a storage cupboard.

## Garage

Ideal for parking and storage space.

## External

To the front of the home is a driveway which extends past the front garden providing off road parking for two cars. At the rear is a lawned garden with a pathway.

## Directions

For Satnav please use the postcode BD12 8AR

## 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.



