



## 6 Gayle Close, Wyke, Bradford, BD12 8JW Offers Over £495,000

Offered to the market is this spacious THREE/FOUR BEDROOM DETACHED PROPERTY located on a quiet cul-de-sac in Wyke - BD12 with local amenities, schools and commuters links nearby. With four detached garages offering versatile use, a large private plot, and master bedroom with en-suite, we expect this property to be popular with family buyers seeking a home in the area.

Internally comprising; entrance hallway, open-plan dining kitchen, living room, utility room, home office/bedroom, ground floor double bedroom, two first floor double bedrooms including master with en-suite, and house bathroom.

Externally the property is set back from the cul-de-sac along a gated driveway which allows for great privacy, has gardens to the side and rear, a driveway offering parking for at least five cars, and four detached garages to the rear.

The property has had previous planning permission granted for a 3 meter, two-storey extension to the front of the property from the ground floor bedroom. This has now lapsed but offers good potential for further

## GROUND FLOOR

### Dining Kitchen



The hub of this family home, open-plan dining kitchen to the rear of the property with sliding doors to the garden.

With tiled flooring, a central breakfast bar, and fitted with a wide range of matching solid wood units with granite worktops and tiled splashbacks.

Appliances - american style fridge-freezer, range cooker with extractor, dishwasher, sink with drainer (utility room offering space for white goods).

### Living Room



Good-sized living room to the rear of the property with dual-aspect view to the side and garden.

With a central gas fireplace and offering ample room for a large suite as seen.

### Home Office / Bedroom



Ground floor home office to the front of the property with access from the entrance hall.

Offering an ideal space for a large desk with office furniture and units, or to be used as a fourth bedroom if preferable.

## Bedroom



Ground floor bedroom to the front of the property with accompanying storage closet.

Offering ample room for a large bed with side tables, dressing furniture and wardrobes.

### Utility Room

Utility room leading off the entrance hallway, with a fitted worktop and unit, and power/plumbing for white goods.

## FIRST FLOOR

### Primary Bedroom



Generous primary bedroom with accompanying en-suite shower room to the first floor.

With full-length fitted wardrobes, and ample room for a large bed with side tables and dressing furniture.

### En-Suite



Primary bedroom en-suite shower room with tiled flooring and three-piece suite - corner shower, wc, wash basin and towel rail.

## Bedroom



Second first floor double bedroom, a double room with a view to the front of the property. With fitted cupboards and eaves storage, and space for a double bed with side tables and wardrobes.

## Bathroom



House bathroom sitting centrally to the first floor with velux window to the rear.

With wall tiling and flooring, and a matching white three-piece suite - tub bath with shower, WC, wash basin with mirror and unit, chrome towel rail.

## EXTERNAL



## Rear



The property benefits from a large end plot, allowing for gardens to the rear and side.

The rear garden offers great privacy, has a lawn to the side, a central patio area and border fencing with hedging.

## Garages

The property has four detached single garages to the rear, with vehicle access to them via the side of the property with a gated driveway.

The garages have been used to run a home business, but also offer conversion potential if preferable (STPC).

## Front



Driveway to the front of the property offering off-street parking for at least five cars with the rear garages and drive allowing for further parking.

The property has previously had planning permission granted for a two storey extension to the front of the property, leading off the ground floor bedroom which has now lapsed.

