



38 Langdale Avenue

Wyke, Bradford, BD12 9DR

Offers Around £235,000 Freehold





Situated in a quiet cul-de-sac, this chalet-style detached home on Langdale Avenue is in a desirable area of Wyke, in Bradford. This charming home features two well-proportioned bedrooms, a conveniently located downstairs bathroom, uPVC double glazing and gas central heating throughout. In addition, the property boasts a detached garage, ample driveway parking and gardens to the front and rear. With no upper chain, this home is ready for you to move in and make it your own. Whether you are a first-time buyer or looking to downsize, this property presents a wonderful opportunity in a sought-after location.

Location

Langdale Avenue is accessed from the A58/Whitehall Road via Grasmere Road, and enjoys easy access to the M62 and M606. The property is positioned at the head of the cul-de-sac and enjoys ample parking on a tarmac driveway. A wide variety of local amenities are available in both Wyke Village and Scholes.

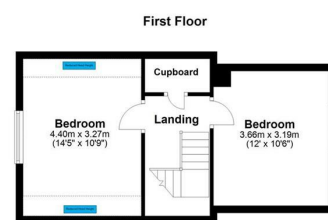
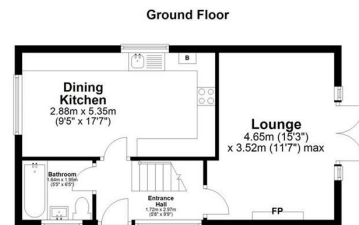
Accommodation

A composite door opens into the entrance hallway which is open to the eaves and has ample natural light via a uPVC panelled wall with large window. There is a good sized lounge with French doors overlooking, and leading out to, the front garden. The central feature is a coal effect gas fire set within a marble hearth and surround. Fully tiled, the downstairs bathroom features a white three-piece suite comprising of low flush WC, wash hand basin, and bath with mixer tap and shower attachment.

Completing the ground floor accommodation, the spacious dual aspect kitchen enjoys an excellent range of base, wall and drawer units with wood effect laminate work surfaces which incorporate a Cooke & Lewis matt black sink with drainer and mixer tap over. The Worcester boiler is located within a cupboard to the external wall. Integrated appliances include a four ring gas hob with extractor above, an electric oven, fridge and freezer on a 70/30 split, and a slimline dishwasher. There is plumbing for a washing machine and ample space for a dining table.

An open staircase with timber spindle balustrade leads up to the first floor landing area which is open to the eaves. A small door opens to a useful storage cupboard and there is an access hatch with a pull down ladder to the loft which is boarded. There are two spacious double bedrooms, one position to the front of the property and one position to the rear, each with a large window to allow natural light.

Externally, a tarmac driveway provides ample off-road parking and leads to the detached single garage with up and over door and window to the side elevation. The front garden has various patio areas with pebbles and stepping stones, and a variety of mature conifers, shrubs and plants. At the side of the house there is a small outdoor shed for storage. A pebble pathway runs at the back of the house leading to a further additional storage shed. There is a paved patio, a small area of artificial lawn and a large shed/summer house with a small decked area. Raised bedding areas provide further mature plants, trees and shrubs, and there is a useful outside tap.



Total area: approx. 77.5 sq. metres (834.6 sq. feet)

Council tax band: C
EPC rating:
Ground rent: N/A
Service charge: N/A

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