Sugdens
Sales & Lettings



Westfield Lane, Wyke,

£200,000

PUBLIC NOTICE: We are acting in the sale of the above property and have received an offer of £200,000. Any interested parties must submit their offer in writing to the selling agent within 14 days of the date of this notice. If no further acceptable offers are received during this period, the property will be marked as Sold Subject to Contract (SSTC) and no further offers will be accepted while under this status. Date of Notice: 5/10/2025

* SEMI DETACHED * THREE BEDROOMS * TWO RECEPTION ROOMS *
* GARDEN * DRIVE * STORAGE GARAGE * CLOSE TO AMENITIES *
Three bedroom semi detached situated in this sought after location of Wyke.
The property would appeal to a number of buyers with its spacious accommodation.
Ideally located for amenities, shops, schools and excellent motorway links.
The accommodation briefly comprises entrance hallway, wc, lounge, dining kitchen, dining room, utility area, three first floor bedrooms, house bathroom and separate wc.
To the outside there is a garden to the rear, together with a driveway providing off street parking. There is a converted garage which has storage use only.







Entrance Hall
With understairs storage.

WC
Two piece suite comprising low suite wc, wash basin and double glazed window.

Lounge
15' x 12'7" (4.57m x 3.84m)
With double glazed window.

Dining Kitchen
19' x 9'4" (5.79m x 2.84m)
With fitted wall and base units incorporating sink unit, double glazed window.

Utility
8'1" x 9' (2.46m x 2.74m)
With fitted wall and base units incorporating stainless steel sink unit, plumbing for auto washer, double glazed window and access to the storage garage.

Dining Room
11' x 10'9" (3.35m x 3.28m)
With French doors.

First Floor
With double glazed window.

Bedroom One
12'5" x 9'5" (3.78m x 2.87m)
With double glazed window.

Bedroom Two
13'4" x 10'9" (4.06m x 3.28m)
With double glazed window.

Bedroom Three
9' x 9'4" (2.74m x 2.84m)
With double glazed window.

Bathroom
Three piece suite comprising bath, shower cubicle, wash basin, double glazed window.

Separate WC
With low suite wc and double glazed window.

Extertor
To the outside there is a driveway, garden and storage garage (part converted).

Directions
From our office in Cleckheaton town centre head toward Victoria Ct, turn right onto Northgate, left onto Whitcliffe Rd, at the roundabout take the 2nd exit onto Turnsteads Ave, continue to follow B6120 for 1 mile, continue straight onto Westfield Ln, turn left to stay on Westfield Ln and the property will be seen displayed via our For Sale board.

TENURE
FREEHOLD

Council Tax Band
D / Bradford

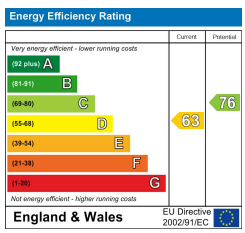


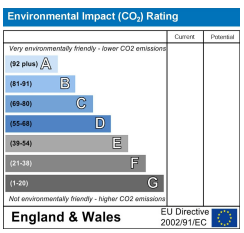






Agent Notes & Disclaimer We endeavour to make our particulars fair, accurate and reliable. The information provided does not constitute or form part of an offer or contract, nor may it be regarded as representation. All interested parties must verify accuracy and your solicitor must verify tenure/lease 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@sugdensestates.co.uk
44 High Street, Queensbury, Bradford, West Yorkshire, BD13 2PA Tel 01274 888998 email queensbury@sugdensestates.co.uk
13 Bradford Road, Cleckheaton, BD19 5AG Tel 01274 905905 email cleckheaton@sugdensestates.co.uk
website www.sugdensestates.co.uk

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