



Green Lane, Wyke,

£249,950

*** SEMI DETACHED * THREE BEDROOMS * CLOSE TO AMENITIES * GARDEN * GARAGE *
* IDEAL FTB * MODERN KITCHEN & BATHROOM * NO ONWARD CHAIN * FAMILY HOME ***

Available with no onward chain, is this well presented three bedroom traditional semi detached property. Ideally located within walking distance of Wyke Village which offers amenities, shops, local schools and motorway links near by. The property would make an excellent purchase for a young family and benefits from a modern fitted kitchen, house bathroom and large garden to the rear.

Briefly comprising entrance hallway, lounge, dining kitchen, cloaks/wc, three first floor bedrooms, house bathroom and separate wc.

To the outside there is a lawned and patio garden to the rear with a driveway leading to a detached garage.



Entrance Hall

With radiator.

Cloakroom/WC

Modern two piece suite comprising vanity sink unit, low suite wc, radiator and double glazed window.

Dining Kitchen

16'6" x 13'4" (5.03m x 4.06m)

Modern fitted dining kitchen with a range of wall and base units incorporating sink unit, solid wood work tops, breakfast bar, integrated dishwasher, oven, hob, extractor, double glazed window.

Dining Area has a built in cupboard, radiator and French doors to rear.

Lounge

13'8" x 10'7" (4.17m x 3.23m)

With living flame gas fire in fireplace surround, radiator, double glazed bay window.

First Floor

With double glazed window and radiator.

Bedroom One

12'8" x 11'2" (3.86m x 3.40m)

With built in wardrobe, radiator and double glazed window.

Bedroom Two

12'2" x 11'4" (3.71m x 3.45m)

With built in wardrobe, radiator and double glazed window.

Bedroom Three

6'6" x 6'7" (1.98m x 2.01m)

With radiator and double glazed window.

WC

With low suite wc and double glazed window.

Bathroom

Modern three piece suite comprising panelled bath, shower cubicle, radiator and double glazed window.

Exterior

To the outside there is a large tiered garden to the rear with paved patio and lawn, a driveway leads to a single garage.

Directions

From our office in Cleckheaton town centre proceed left onto Bradford Rd/A638, at Chain Bar roundabout take the 2nd exit onto Whitehall Rd/A58, after 1.5 miles turn right onto Westfield Ln/B6379, continue straight onto Green Ln and the property will be seen displayed via our For Sale board.

TENURE

FREEHOLD

Council Tax Band

B



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.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92-100) A			(82 plus) A		
(81-91) B			(61-81) B		
(69-80) C			(50-60) C		
(55-68) D			(35-49) D		
(39-54) E			(20-34) E		
(21-38) F			(11-19) F		
(1-20) G			Not environmentally friendly - higher CO ₂ emissions		
Not energy efficient - higher running costs					
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

8 The Green, Idle, Bradford, West Yorkshire, BD10 9PR Tel 01274 619999 email idle@sugdensesstates.co.uk
44 High Street, Queensbury, Bradford, West Yorkshire, BD13 2PA Tel 01274 888998 email queensbury@sugdensesstates.co.uk
13 Bradford Road, Cleckheaton, BD19 5AG Tel 01274 905905 email cleckheaton@sugdensesstates.co.uk
website www.sugdensesstates.co.uk