



Beverley Drive, Wyke,

£210,000

* SEMI DETACHED * CHAIN FREE * THREE BEDROOMS * CLOSE TO AMENITIES * GARDENS *
* DRIVE * GARAGE * IDEAL FTB / FAMILY HOME * EXCELLENT MOTORWAY LINKS *

This three bedroom semi detached property is ideally located on the outskirts of Wyke village.

The property would make an excellent purchase for a FTB/young family.

Ideally located within easy reach of amenities, shops, first and secondary schools and excellent motorway links.

Benefits from gas central heating [new boiler installed end May 2026], double glazing and gardens.

The accommodation briefly comprises entrance porch, hallway, lounge, dining room, extended dining kitchen, three first floor bedrooms and a house bathroom.

To the outside there are gardens to both front and rear [the rear garden backs on to fields], together with a driveway leading to a single garage.



Entrance Porch

Reception Hall

With radiator.

Lounge

13'2" x 12'3" (4.01m x 3.73m)

With a cast iron feature fire in ornate fireplace surround, bay window and radiator.

Dining Area

8'6" x 8'6" (2.59m x 2.59m)

With upvc French doors to rear garden.

Kitchen Area

18'2" x 8'9" (5.54m x 2.67m)

Mahogany effect fitted kitchen having a range of wall and base units incorporating laminated sink unit, gas hob, electric oven, part tiled walls, radiator and coats cupboard.

First Floor Landing

Bedroom One

9'9" x 13'5" (2.97m x 4.09m)

With built in wardrobes, radiator.

Bedroom Two

8'9" x 10'6" (2.67m x 3.20m)

With two built in cupboards and radiator.

Bedroom Three

6'9" x 7'2" (2.06m x 2.18m)

With radiator.

Bathroom

Three piece white suite, tiled walls and radiator.

Exterior

To the outside there are gardens to both front and rear, together with a drive to a single garage. The rear garden backs on to fields.

Directions

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

TENURE

FREEHOLD

Council Tax Band

C / 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.

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

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