Peter David Properties Ltd

Residential Sales and Lettings



The Lodge Lower Wyke Green

Lower Wyke, BD12 9AD

£725,000

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Wyke, Lower Wyke, BD12 9AD

£725,000





Nestled in the charming area of Lower Wyke Green, Wyke, Bradford, this impressive detached former lodge house presents a unique opportunity for discerning buyers. Boasting five bedrooms, this property is perfect for families seeking ample space and comfort. The house features two large and inviting reception rooms, ideal for both relaxation and entertaining guests.

Character abounds throughout the home, with distinctive features that add to its charm and appeal. The spacious accommodation ensures that every family member can enjoy their own space, while the two well-appointed bathrooms provide convenience for busy mornings.

Set on a large plot, this property not only offers a delightful living environment but also presents potential for further development, subject to planning consent. This aspect makes it an exciting prospect for those looking to invest in their future.

The property benefits from off-road parking for multiple vehicles with a private driveway, ensuring ease of access. Located close to local schools, amenities, and transport links, this home is ideally situated for families and commuters alike. The home is a short distance from Brighouse with its multiple supermarkets and shops, as well as excellent schools. The house is just a short drive from the M62 at junction 26 on the A58.

In summary, this character home is a rare find, combining character, space, and potential in a desirable location. It is an ideal family home that promises comfort and convenience for years to come. Don't miss the chance to make this exceptional property your own.

Entrance Hallway
A spacious entrance hallway leading into the home providing access to the living room, first floor accommodation and leading down a short flight of stairs into the kitchen.

Living Room
A spacious living room with steps leading in and a feature woodburning fireplace providing the focal point. With built in shelves in the alcoves and views out overlooking the garden. This room provides a spacious environment for relaxing and entertaining.

Dining Room
A sizeable dining room with hard wood flooring and a feature gas fireplace. Windows overlook the garden providing a lovely outlook.

Kitchen
With a double height ceiling and intricate wooden beams, a bay window overlooking the grounds and a stable door leading out to the rear of the home. White base and wall units provide ample worksurface and storage space. A ceramic sink and drainer, integrated oven, under cabinet lighting and a central island housing a five ring gas hob make this spacious kitchen both practical and stylish.

Storage / Utility Space
Down a short flight of stairs from the kitchen with tiled floor and window to the side of the home.

Bedroom One
A large double with fitted wardrobes and views overlooking the garden. The bedroom has access to the en suite.

En-Suite
With a hand basin, w/c and shower.

Bedroom Two
A large double bedroom with triple aspect views over the front and rear of the property and allowing plenty of natural light. Fitted wardrobes add plenty of practical storage space.

Bedroom Three
A third double bedroom with views overlooking the side of the home

Bedroom Four
A well sized single bedroom overlooking the front of the property.

Bedroom Five
A second well sized single bedroom to the front of the home.

Bathroom

With jack and jill access from the hallway providing access from all bedrooms, the bathroom has a velux window. large jacuzzi bath, a hand basin, bidet and w/c as well as storage space.

External

The property is set within a sizeable plot of land. There is a gated driveway to the side of the home providing access and off road parking for multiple vehicles. A gate provides access to the front entrance behind a stone wall. To the rear is a lawned garden which extends away from the driveway. A patio area to the rear provides space to enjoy sunny days and leads into a porch way.

Directions

For Satnav please use the postcode BD12 9AD

Viewings

Viewings are strictly by appointment only. Please contact Peter David Properties.

Mortgages

We recommend KB Mortgage Services, on hand to discuss all of your mortgage and protection needs. Kate, the founder of KB Mortgage Services, is available both in branch and through home visits - if you would like to arrange an appointment contact us today.

PLEASE NOTE

1. Anti-Money Laundering (AML) Checks - As part of making an offer, we're required by law to complete Anti-Money Laundering (AML) checks to confirm the identity of all purchasers. To cover the cost of this process, a fee of £25 + VAT (£30 total) per buyer is payable when your offer is accepted. This is a standard requirement for all buyers and helps us ensure your offer can be progressed as quickly and smoothly as possible.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER PETER DAVID PROPERTIES NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.









Road Map



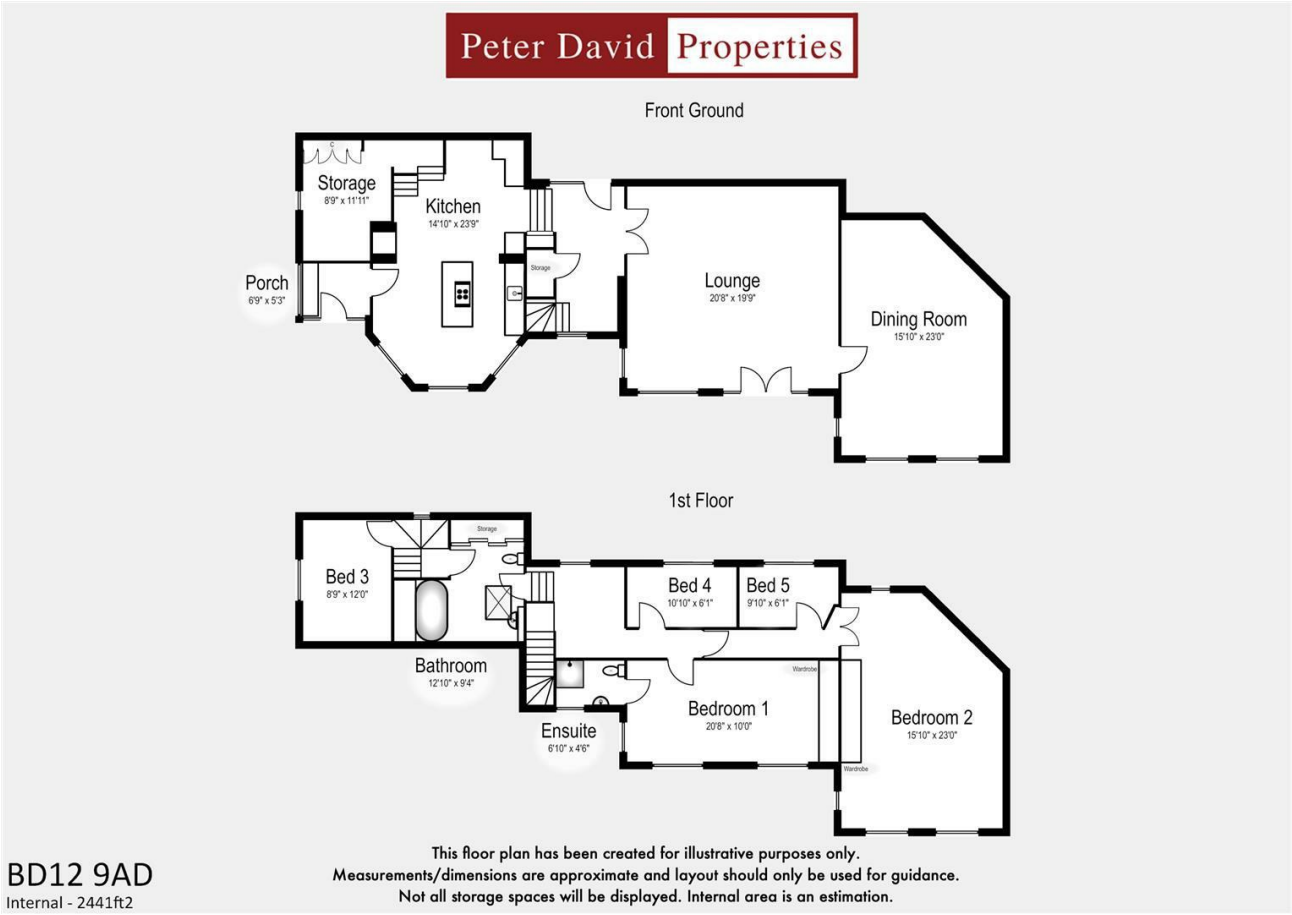
Hybrid Map



Terrain Map



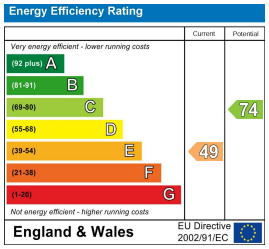
Floor Plan

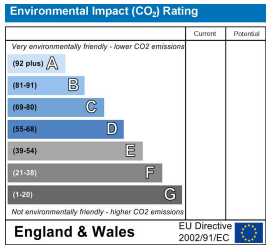


Viewing

Please contact us on 01484 719191 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph





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