

Peter David

Properties Ltd

Residential Sales and Lettings



2 Beverley Avenue

Wyke, Bradford, BD12 9AX

£220,000



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Peter David Properties are pleased to present to the open market this IMMACULATEDLY PRESENTED three bedroom semi detached FAMILY HOME. The property is MODERN, WELL MAINTAINED, and benefits from a house alarm. Internally comprising: an entrance hallway, a dining kitchen, a living room, three bedrooms, and a house bathroom. Externally, the property has off road parking on a driveway, a detached garage, and easy to maintain gardens to the front and the rear.

Conveniently located within close reach to good schools, supermarkets and the motorway networks, this property makes the ideal family home. Contact Peter David Properties to arrange your viewing today.

Entrance Hallway

Providing access to the property through a PVCu door to the front aspect.

Dining Kitchen

A modern and well presented kitchen diner benefitting from: an integral four ring gas hob and electric oven, matching cream wall and base units, tiled splashbacks, and an inset sink and drainer. Further benefitting from a laminate floor, and ample space to dine. With two windows to the rear aspect.

Living Room

A spacious living room with a living flame gas fire set in a marble hearth and surround, with a wooden mantle piece. With a large bay window to the front aspect, providing plenty of natural light.

Landing

A neutrally decorated landing providing access to the first floor. Window to the side elevation.

Master Bedroom

A good size master bedroom which is neutrally decorated and has a bay window to the front elevation.

Bedroom Two

A second neutrally decorated double bedroom with a window to the rear elevation.

Bedroom Three

A single bedroom with a window to the front elevation.

Bathroom

A modern house bathroom comprising: a WC, a hand basin, a P-shaped bath with a shower overhead and a glass shower screen. With part tiled walls and a window to the rear elevation.

External

Externally the property benefits from a driveway allowing off road parking for multiple cars. This leads to a detached garage which has electricity. To the rear, the property has a good size enclosed rear garden which is easy to maintain with a lawn, a patio, and a shed. There is also a lawn to the front of the property with pleasant shrubbery.

Directions

For Satnav please use the postcode BD12 9AX.

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.

Viewings

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

DISCLAIMER

1. **MONEY LAUNDERING REGULATIONS:** Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
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



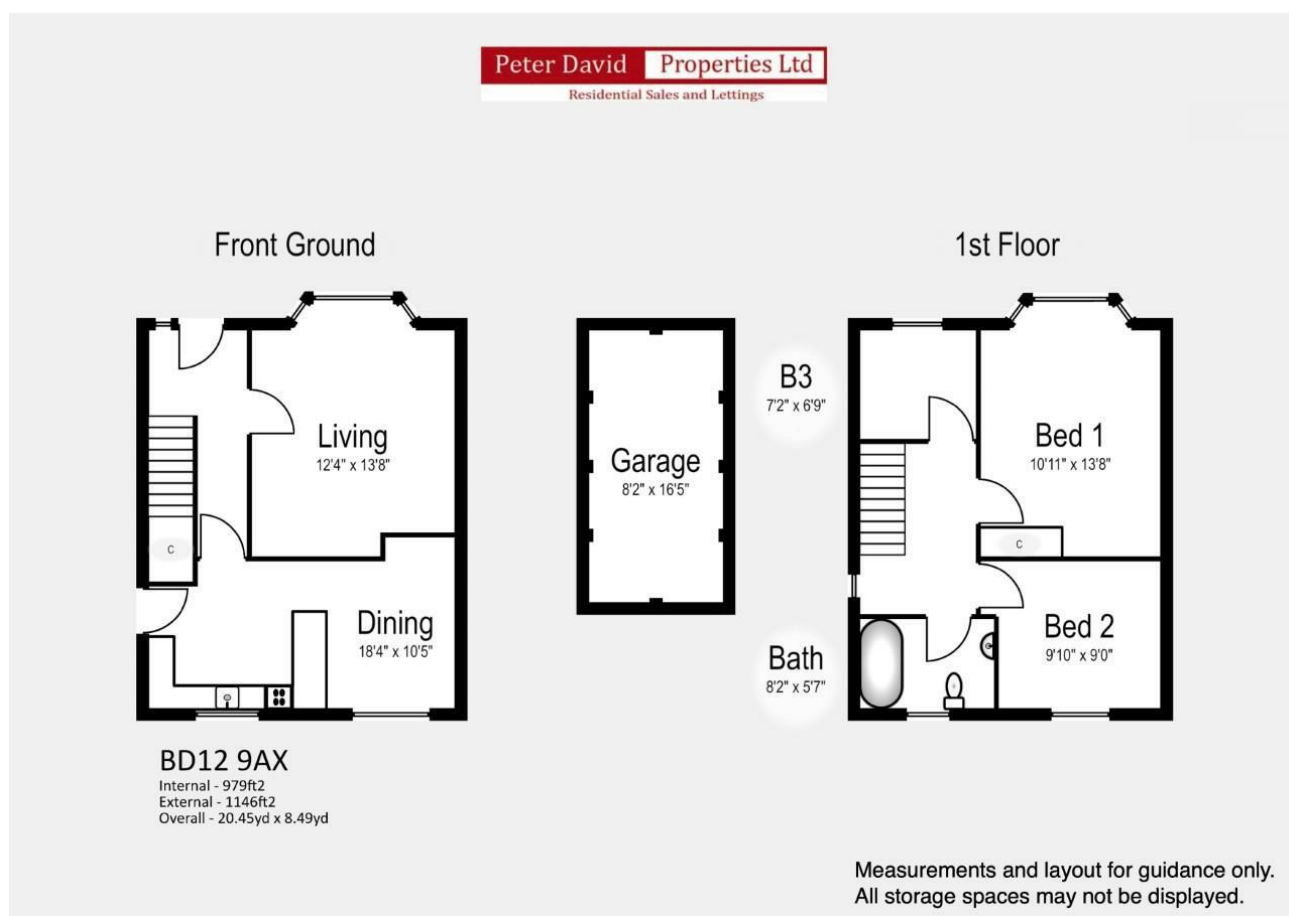
Hybrid Map



Terrain Map



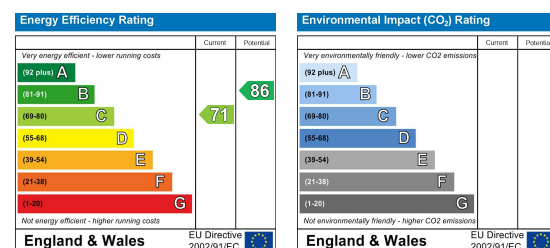
Floor Plan



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



These particulars are for guidance only and do not constitute any part of a contract. No person within the company has the authority to make or give any representation or warranty in respect of the property. All measurements are approximate and for illustrative purposes only. None of the services and fittings or equipment have been tested. These particulars whilst believed to be accurate should not be relied on as statements of fact, and purchasers must satisfy themselves by inspection or otherwise as to their accuracy. Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract.

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