

Peter David

Properties Ltd

Residential Sales and Lettings



19 High Fernley Court

Wyke, Bradford, BD12 8AN

Offers Over £215,000



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Peter David Properties are delighted to present to the open market this THREE BEDROOM semi-detached family home, located in the popular location of Wyke. The property has been RENOVATED throughout to a high standard and has had the following renovations in the last 12 months: a full re-wire with a new consumer unit, new plumbing and radiators, plastering, insulation, new window panes, and a dormer added with planning permission, and a new roof.

This property is the perfect FAMILY HOME as it is located on a QUIET CUL-DE-SAC, but is a TWO MINUTE WALK to GOOD SCHOOLS, and within easy reach of local public transport routes, and the M62 motorway network.

Internally comprising: an entrance hallway, a spacious living room, a kitchen diner, three double bedrooms, with an en-suite to the master, and a house bathroom. Externally, the property benefits from a large garage which has light and power and a new door, a drive way to the side allowing off road parking for two cars, a gravel garden to the front, and an enclosed rear garden with new fencing and a patio.

This property is ideal for the growing family - contact Peter David Properties to arrange a viewing today.

Entrance hallway

Providing access to the ground floor accommodation through a PVCu door to the front aspect.

Living Room

A spacious living room with a wooden floor, a feature electric fire, and a large window to the front aspect.

Kitchen / Diner

A refurbished kitchen diner benefitting from matching grey wall and base units with under unit lighting, a four ring electric hob inset into the island, an integral double oven, a stainless steel sink and drainer, and space for all other appliances. Window and external door to the rear aspect.

First Floor Landing

A first floor landing with a new grey carpet, a spotlight ceiling, and a window to the side elevation.

Study

A study space which is open plan to the landing, with a window to the front elevation.

Bedroom Two

A double bedroom with built-in open wardrobes with shelving and rails, a new grey carpet, USB. plug points, and a window to the rear elevation.

House Bathroom

The house bathroom benefits from a large walk in shower with a dual shower head, a WC, and a hand basin in a vanity unit. With aqua board walls, an anthracite radiator, and a window to the rear elevation.

Bedroom Three

A double bedroom with a window to the front aspect which benefits from a new carpet, USB power points, a spotlight ceiling, and a built in open wardrobe.

Second Floor Landing

With a spotlight ceiling and a window to the side elevation. The second floor has been converted with planning permission into a dormer, which has fire doors to regulation.

Master Bedroom

A large double bedroom on the second floor. With storage in the eaves, a Velux window, and a window to the rear elevation.

En-suite

An en-suite to the master bedroom which has a large bath with a shower on the taps, a hand basin encased in a vanity unit, a WC, and part tiled walls. With a window to the rear elevation and a spotlight ceiling.

External

The property benefits from a driveway to the side, allowing off road parking for two cars. This leads to a detached garage which has light and power and a new door. There is a pebble garden to the front and to the rear an enclosed patio with a new fence.

Directions

For Satnav please use the postcode BD12 8AN.

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.

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



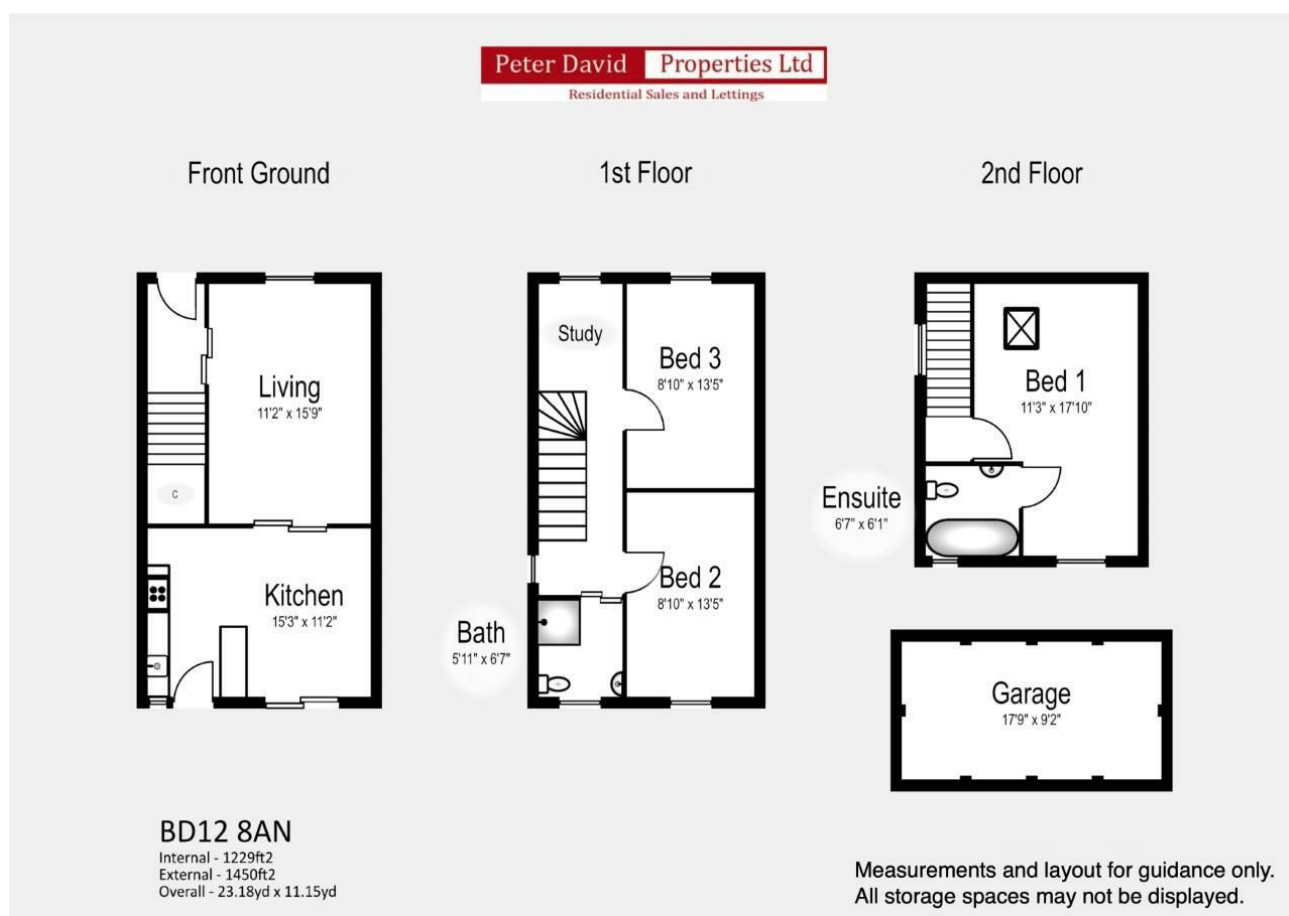
Hybrid Map



Terrain Map



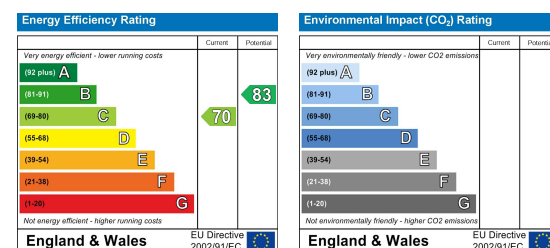
Floor Plan



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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