



Bluebell Square, Wyke

£449,950

**** QUIET CUL-DE-SAC ** SPACIOUS FAMILY HOME ** MODERN DETACHED ** FIVE BEDROOMS ****

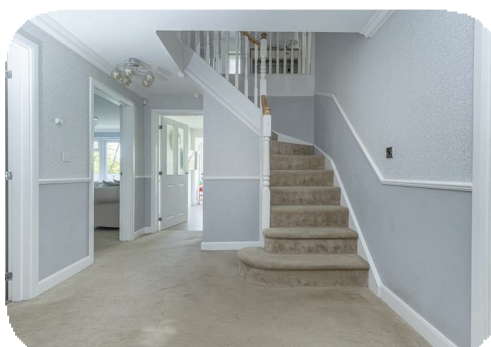
*** TWO RECEPTION ROOMS * THREE BATH/SHOWER ROOMS * EXCELLENT TRANSPORT LINKS ***

The family sized modern five bedroom detached property offers spacious accommodation throughout and boasts two reception rooms, study room/bedroom five, three bathrooms and a large living kitchen.

Tucked away in this quiet cul-de-sac location on the outskirts of Bradford yet conveniently situated for easy access to Leeds, Bradford and motorway links; just minutes away from Junction 26 of the M62.

To the outside there is an enclosed landscaped garden to the side and rear with a driveway providing off street parking which leads to a single garage.

VIEWING ESSENTIAL!!





Tucked away in this quiet cul-de-sac location on the outskirts of Bradford, is this superb five bedroom modern detached home. The family sized property offers spacious accommodation throughout and boasts two reception rooms, study room/bedroom five, three bathrooms and a large living kitchen. Conveniently situated with easy access to Leeds, Bradford and the motorway links and just minutes away from Junction 26 of the M62. To the outside there is an enclosed landscaped garden to the side and rear with a driveway providing off street parking which leads to a single garage. **VIEWING ESSENTIAL!!**

Entrance Hallway

With understairs storage and radiator.

Cloakroom/WC

Modern two piece suite comprising low suite wc, pedestal wash basin, radiator, tiled floor & splashback.

Fifth Bedroom/Study

9'1" x 7'3" (2.77m x 2.21m)

With radiator.

Dining Room/Sitting Room

11'8" x 9'1" (3.56m x 2.77m)

With radiator and bay window.

Dining Kitchen

21'5" x 14'4" (6.53m x 4.37m)

Modern cream fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, complementary work surfaces, double oven, hob and cooker hood, fridge freezer, dishwasher, tiled floor, spotlights, radiator and French doors to rear.

Utility

Modern fitted wall and base units incorporating stainless steel sink unit, plumbing for auto washer, tiled floor, radiator, door to rear.

Lounge

16'10" x 12' (5.13m x 3.66m)

With electric fire, two radiators, French doors to rear.

First Floor

With radiator, useful storage cupboard and access to loft.

Bedroom One

13'8" x 11'11" (4.17m x 3.63m)

With radiator. En suite dressing room and bathroom;

Dressing Room

With fitted modern wardrobes.

En Suite Bathroom

Four piece suite comprising shower cubicle, low suite wc, pedestal wash basin, panelled bath, tiled walls and towel radiator.

Bedroom Two

10'8" x 12'2" (3.25m x 3.71m)

With radiator. En-Suite shower room;

En Suite Shower Room

Modern three piece suite comprising shower cubicle, low suite wc, pedestal wash basin, radiator.





Bedroom Three

10'6" x 11'11" (3.20m x 3.63m)

With radiator.

Bedroom Four

With radiator.

Bathroom

Modern four piece house bathroom comprising shower cubicle, panelled bath, low suite wc, pedestal wash basin, tiled walls, towel radiator.

Exterior

To the outside there is an enclosed lawned and patio garden to the side and rear, driveway leading to a single garage.

Directions

From our office in Cleckheaton town centre proceed left onto Bradford Rd/A638, after 0.9 miles at Chain Bar Roundabout take the second exit onto Whitehall Rd/A58, after 2.2 miles turn right onto Huddersfield Rd/A641, after 0.2 miles turn right onto Bluebell Drive, turn right to stay on Bluebell Drive and Bluebell Square will be found where the property will be seen displayed via our For Sale board.

Personal Interest

The vendor of this property is a relative of a member of Sugdens staff.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		
England & Wales		

Consumer Protection

We are providing these details in good faith, to the best of our ability, in obtaining as much information as is necessary for our buyers/tenants, to make a decision whether or not they wish to proceed in obtaining this property under the consumer protection regulations. We are covered and members of The Property Ombudsman.

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