

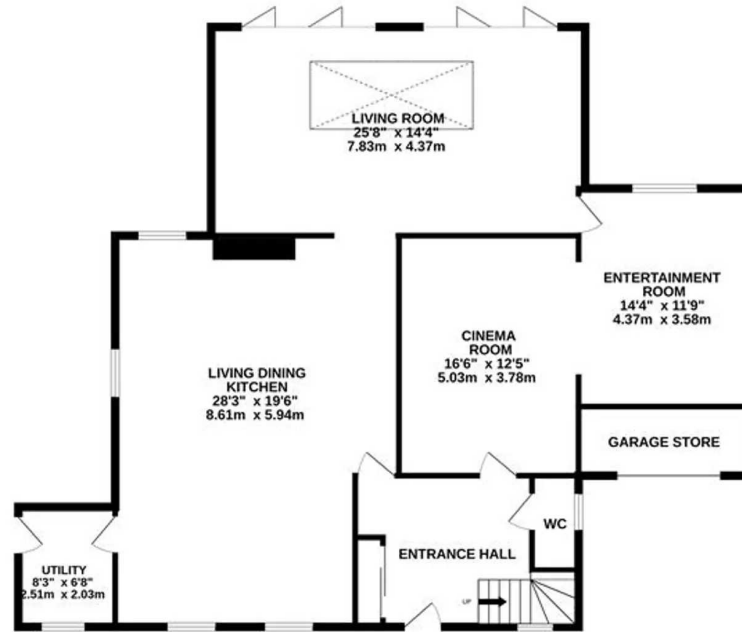


**Westfield Lane, Wyke**

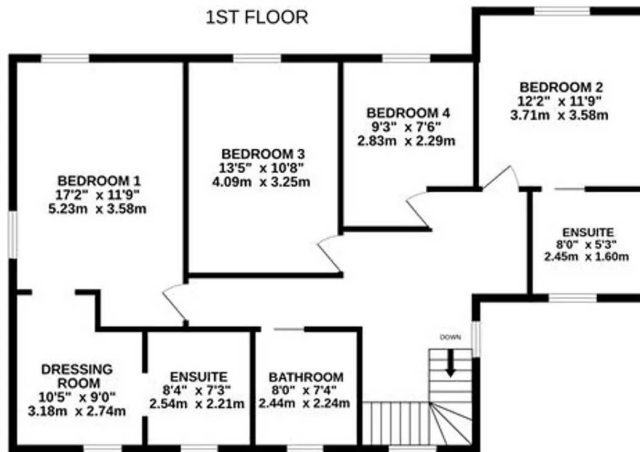
Bradford

**£650,000**

GROUND FLOOR

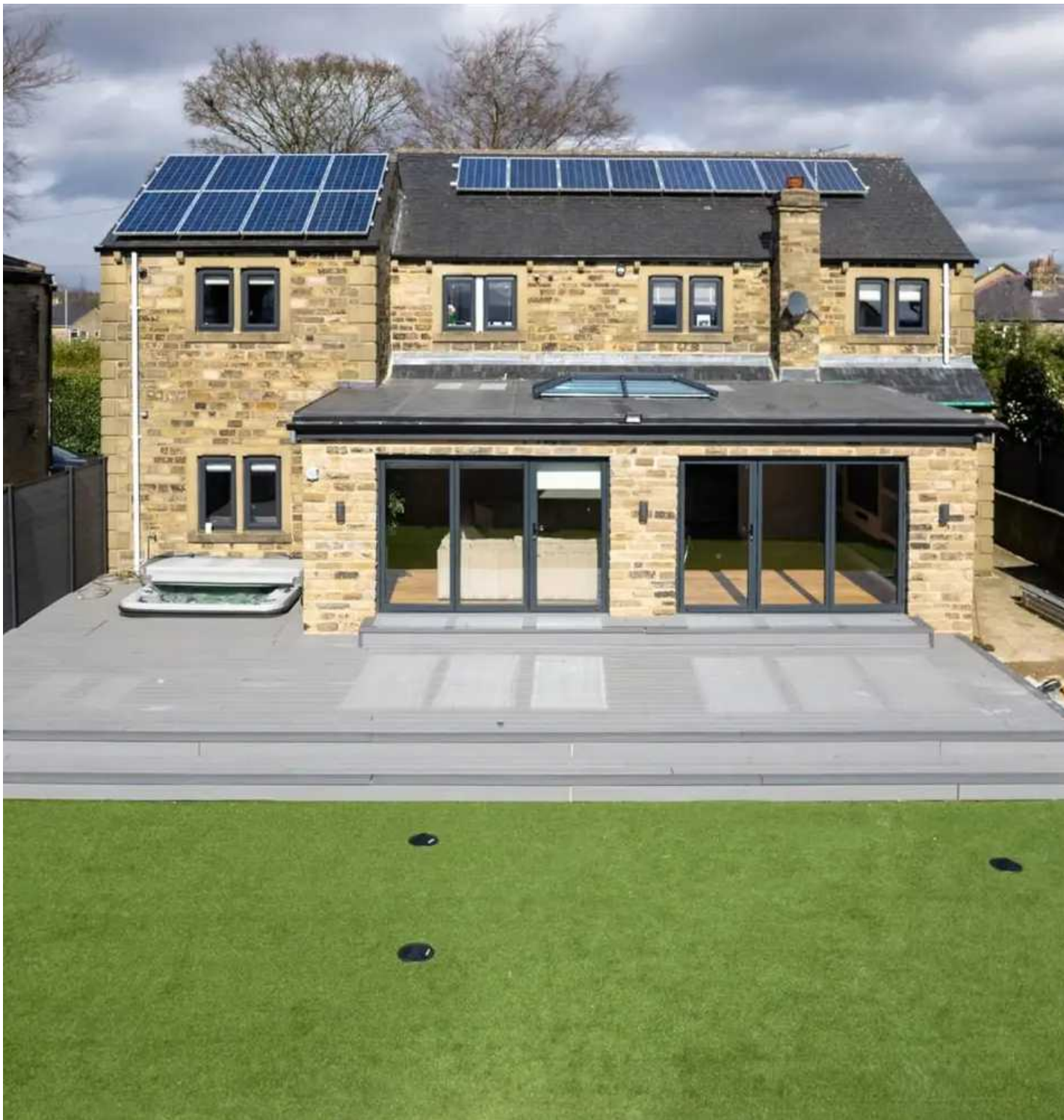


1ST FLOOR



WESTFIELD ROAD

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Westfield Lane

Wyke, Bradford

TUCKED AWAY AT THE END OF A PRIVATE DRIVE STANDS SELLERDALE HOUSE, A STUNNING DETACHED HOME WITH A FABULOUS INTERIOR THE LIKES OF WHICH ARE DIFFICULT TO FIND AT THIS PRICE POINT.

No expense has been spared creating this wonderful property which has been designed to fulfil the needs of modern family living and perfect for those who wish to entertain. There is a gas central heating system with underfloor heating to the ground floor, PVCu and aluminium double glazing, solar panels together with alarm and CCTV. Briefly comprising to the ground floor; reception hall, downstairs w.c., fabulous living kitchen with German units and appliances, living room with two sets of bi-fold doors and glazed atrium, entertainment room with bar off and utility room. To the first floor a landing leads to master bedroom with beautifully fitted dressing area and ensuite, second bedroom with ensuite shower room, two further bedrooms and bathroom. Externally there is useful external store, parking across the front and down either side with a secure low maintenance rear garden with composite decking, astro-turf and enjoying a southerly aspect with lovely far reaching views.

Council Tax band: F

Tenure: Freehold





### **ENTRANCE HALL**

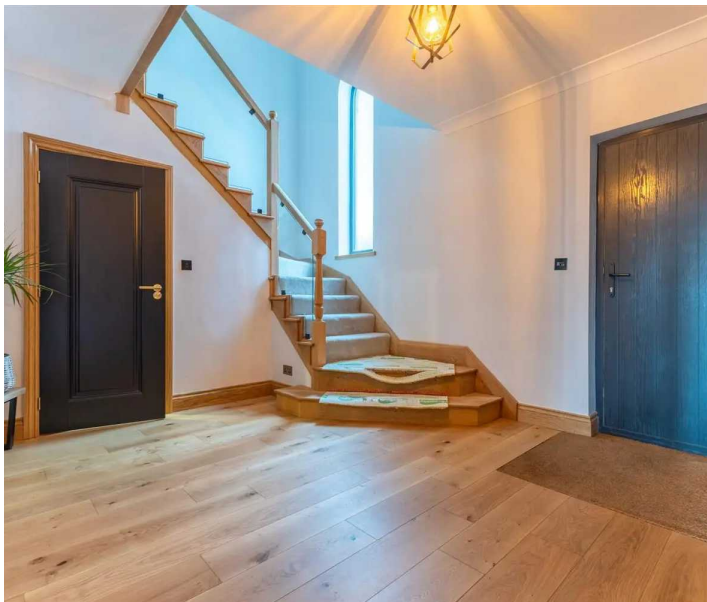
A composite door opens into the reception hall, this measures 13'0 x 10'5. This has a ceiling light point, ceiling coving, floor to ceiling sliding door storage cupboard with display shelving to one side, oak flooring, skirting boards and architraves with glass panelled staircase with oak hand rail rising to the first floor, there is a tall PVCu double glazed arched window which provides this area with natural light and from the hallway access can be gained to the following :-

### **DOWNSTAIRS W.C.**

Dimensions: 2.13m x 0.81m (7'0 x 2'8). With a PVCu double glazed window, ceiling downlighter, herringbone flooring, chrome ladder style heated towel rail and fitted with a suite comprising vanity unit incorporating wash basin with black monobloc tap and low flush w.c.

### **LIVING ROOM**

Dimensions: 7.82m x 4.37m (25'8 x 14'4). As the dimensions indicate this is a large principal reception room which is partly open plan to the living kitchen. This has two sets of three section bi-fold doors which provide this area with natural light as well as giving access to a secure garden with views beyond. Additional natural light is courtesy of a glazed atrium, there are numerous inset LED downlighters, oak flooring and to one wall there is housing for a large flat screen TV, recess for a sound bar and below this there is a remote-control log effect electric fire with display shelving to either side with LED downlighters. To one side a door gives access to the bar/entertainment room.



### **BAR/ ENTERTAINMENT ROOM**

Dimensions: 4.37m x 3.58m (14'4 x 11'9). BAR/ ENTERTAINMENT ROOM 14'4 x 11'9 This is open plan to the cinema room and has a PVCu double glazed window, a timber and bevelled glass door giving access to the living room, there are inset LED downlighters, grey oak effect flooring and in one corner there is a fitted bar with downlighters, oak work surface, fitted storage shelving and mirrors.

### **CINEMA ROOM**

Dimensions: 5.03m x 3.78m (16'6 x 12'5). With a ceiling light point and noise insulated padding.





### LIVING KITCHEN

Dimensions: 8.61m x 5.94m (28'3 x 19'6). Once again as the dimensions indicate this is a particularly spacious room with PVCu double glazed windows to three elevations, there are four LED wall lights, ceiling light point, inset LED downlighters, ceiling coving, grey oak effect flooring, there is floor to ceiling wood clad decorative chimney breast with recess ideal for housing a flat screen tv with further recess for a sound bar below and below this there is a remote control log flame effect electric fire which spans the full width of the chimney breast. The kitchen area is fitted with a range of matte black handleless base and wall cupboards, drawers, these are complimented by overlying quartz worktops, there are glazed display cupboards with glass shelving and downlighters, housing for an American style fridge freezer, Samsung twin electric fan assisted ovens, steam oven and microwave, there is an inset one and a half bowl sink with mixer tap, integrated BOSCH dishwasher and island unit with pan drawers and cupboards, quartz worktops which extend to form a breakfast bar, NEFF five burner gas hob with extractor hood over and to one side a timber and bevelled glass door gives access to the utility room.



### UTILITY ROOM

Dimensions: 2.03m x 2.51m (6'8 x 8'3). With a frosted PVCu double glazed porthole window, there is a further PVCu double glazed window opposite, ceiling light point, ceiling coving, wall mounted Ideal gas fired central heating boiler, quartz worktops with under counter space for appliance, one and a half bowl sink with monobloc tap and mixer tap over, cupboard beneath and composite door giving access to the outside.

## FIRST FLOOR LANDING

With loft access, inset ceiling downlighters, ceiling coving, two central heating radiators and PVCu double glazed window. From the landing access can be gained to the following rooms:-

## BEDROOM ONE

Dimensions: 5.23m x 3.58m (17'2 x 11'9). A spacious principal bedroom with dual aspect PVCu double glazed windows providing plenty of natural light, there is a fitted double bedhead incorporating mirrors to either side, timber panelling to the opposite wall with inset plug sockets ideal for mounting a flat screen tv, central heating radiator and in one corner there are twin doors with mirrors to either side giving access to the dressing room.

## DRESSING ROOM

Dimensions: 3.18m x 2.74m (10'5 x 9'0). With automated LED strip lighting, inset LED downlighters, herringbone flooring and having various storage areas, shoe storage, display shelving, double height cloaks rails and drawers. From here access can be gained to the ensuite shower room.

## ENSUITE SHOWER ROOM

Dimensions: 2.54m x 2.21m (8'4 x 7'3). With a frosted PVCu double glazed window, inset LED downlighters, extractor fan, floor to ceiling tiled walls with recess display shelving, tiled floor and fitted with a suite comprising; wall hung vanity cupboard mounted with twin RAK hand wash basins each having a monobloc tap, wall hung w.c. with concealed cistern, vertically hung radiator and wet area with glass panels twin shower roses and twin hand sprays.





### **BEDROOM TWO**

Dimensions: 3.71m x 3.58m (12'2 x 11'9). A double room with a PVCu double glazed window looking out over the rear garden and with some lovely far-reaching views beyond, there is a ceiling light point, central heating radiator and fitted floor to ceiling wardrobes. To one side there is a pocket sliding door giving access to an ensuite shower room.

### **ENSUITE SHOWER ROOM**

Dimensions: 2.44m x 1.60m (8'0 x 5'3). With a frosted PVCu double glazed window, inset ceiling downlighters, extractor fan, floor to ceiling tiled walls, tiled floor, vertically hung radiator and fitted with a suite comprising; vanity unit incorporating wash basin with black monobloc tap, low flush w.c. and with tiled shower cubicle and sliding glass door with fixed shower rose and separate hand spray.

### **BEDROOM THREE**

Dimensions: 3.25m x 4.09m (10'8 x 13'5). This has a PVCu double glazed window enjoying some far-reaching views to the rear, there is a ceiling light point, ceiling coving, central heating radiator and having fitted floor to ceiling wardrobes together with display shelving and drawers.



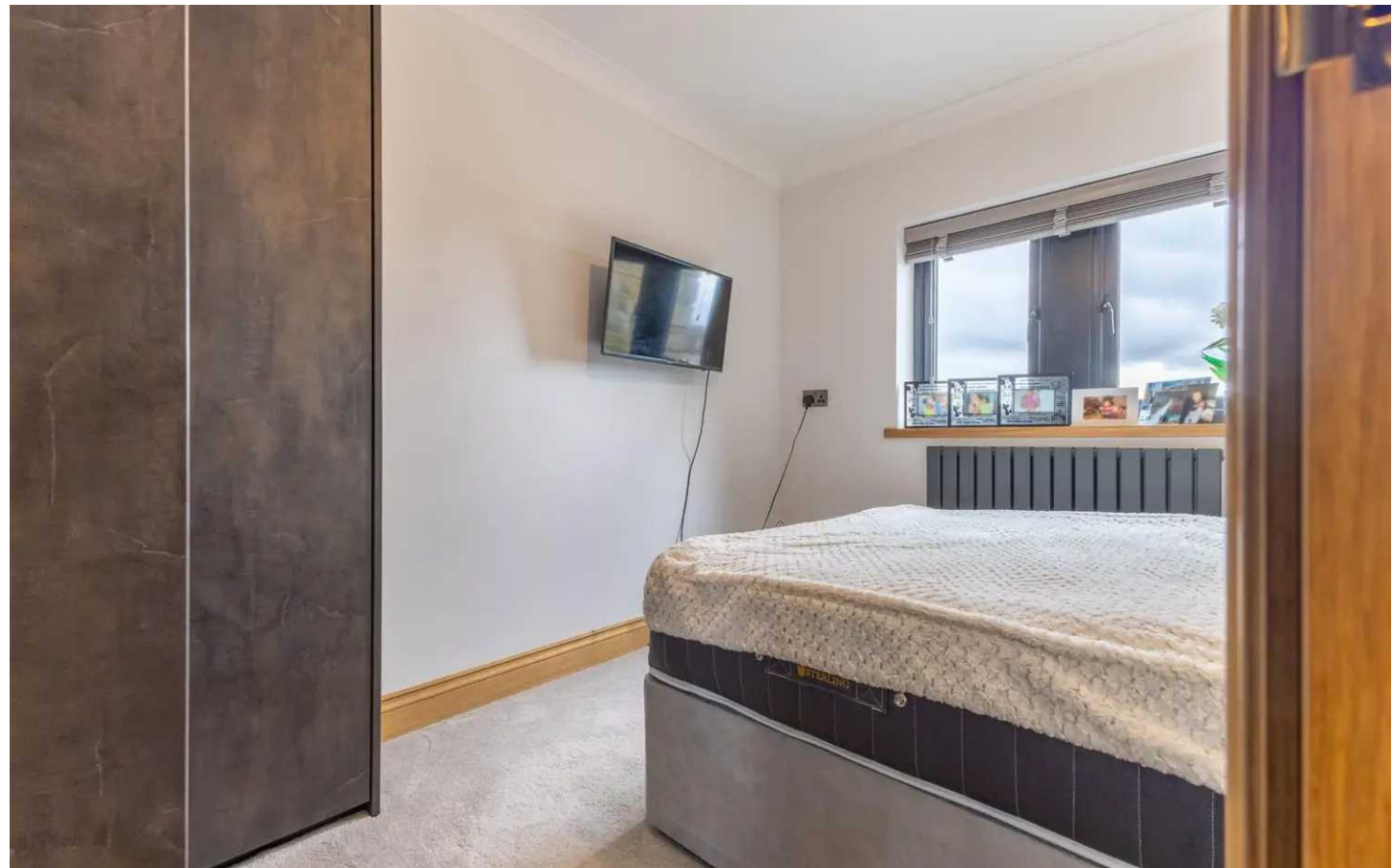


#### **BEDROOM FOUR**

Dimensions: 2.84m x 2.29m (9'4 x 7'6). This enjoys a similar aspect to that of bedroom three through a PVCu double glazed window, there is a ceiling light point, ceiling coving, central heating radiator and fitted floor to ceiling wardrobe.

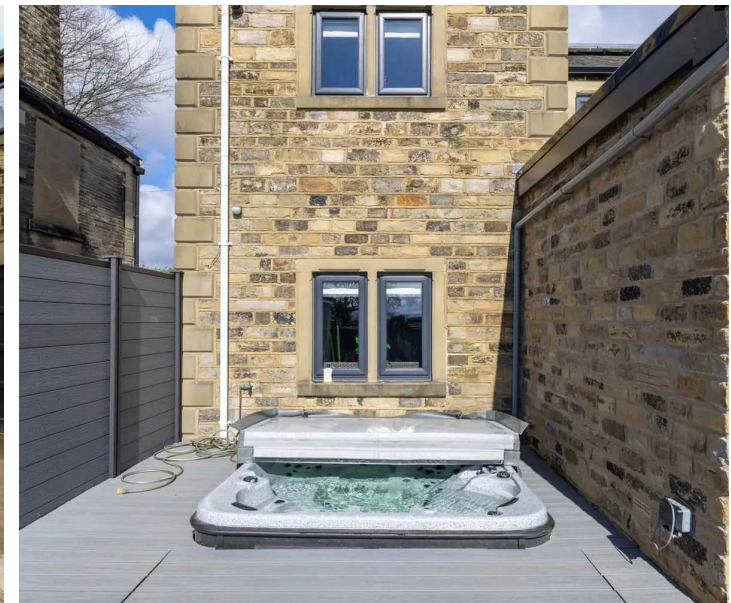
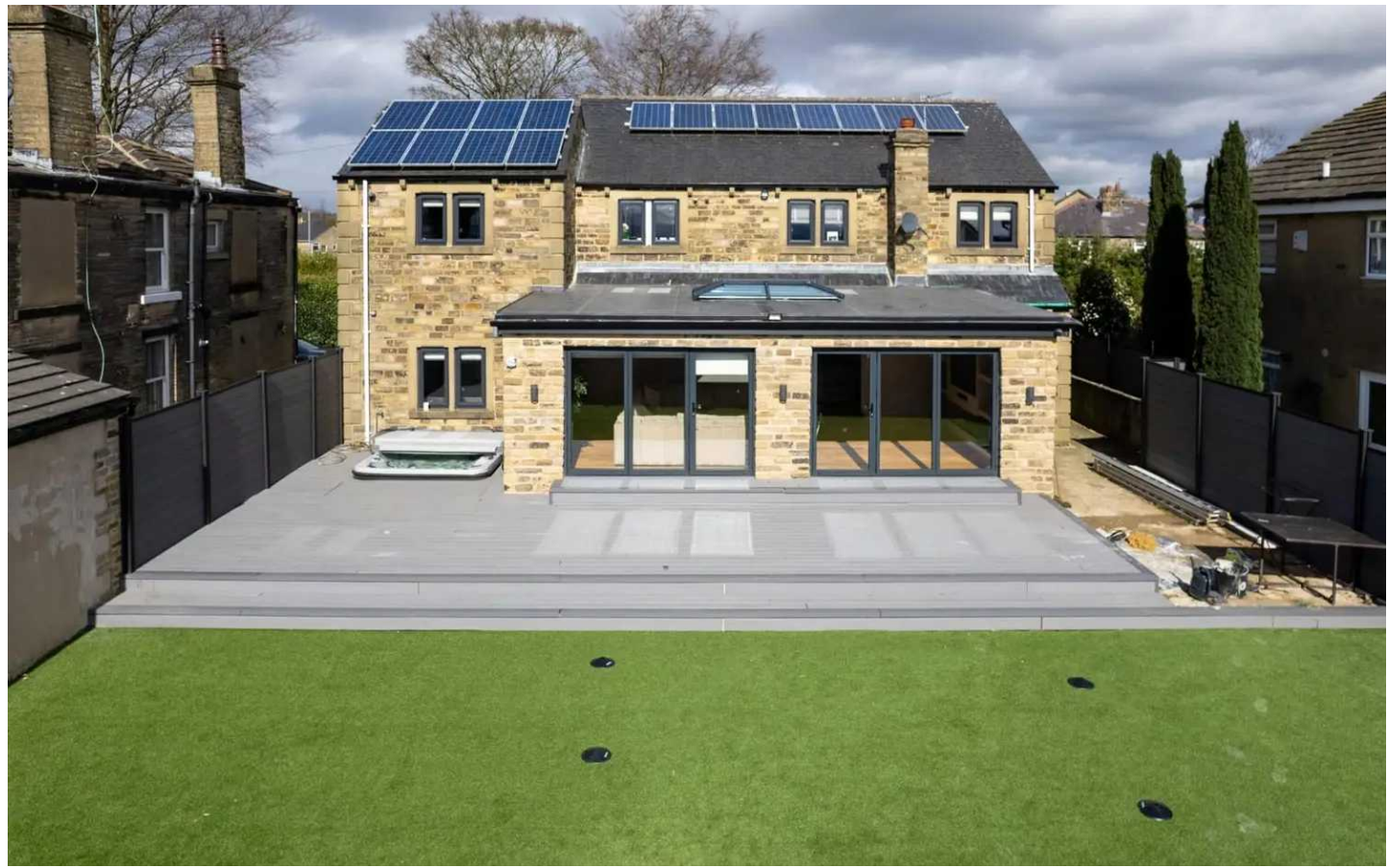
#### **BATHROOM**

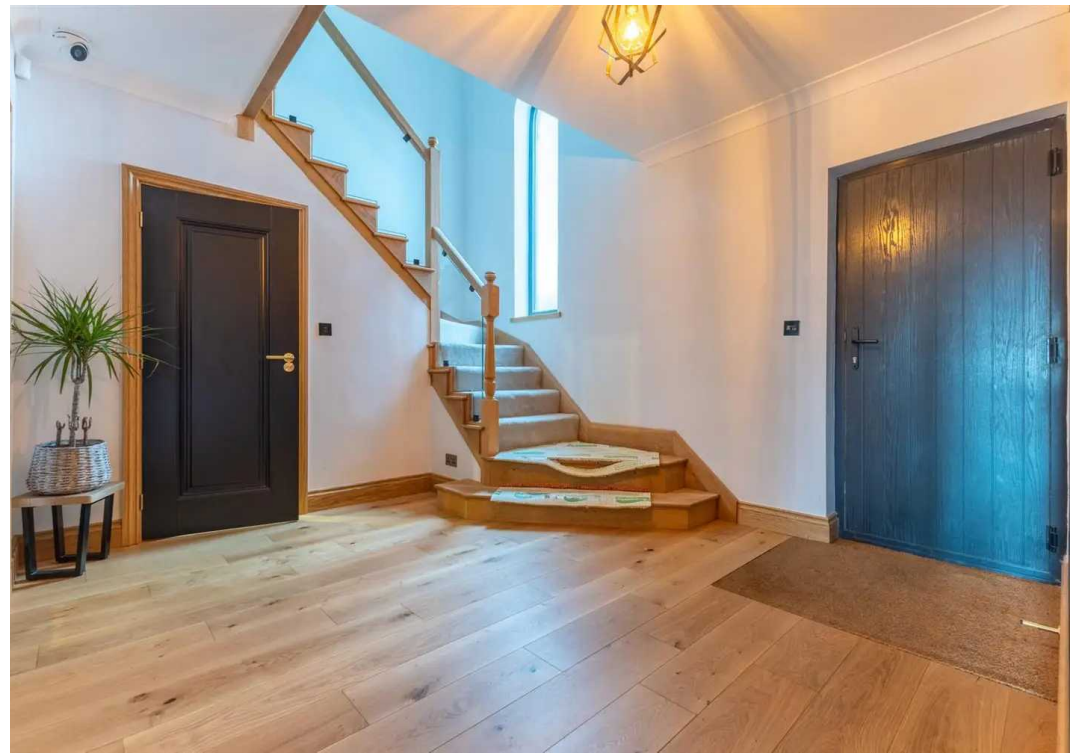
Dimensions: 2.44m x 2.24m (8'0 x 7'4). With inset LED downlighters, majority floor to ceiling tiled walls, tiled floor with underfloor heating, vertically hung radiator and fitted with a suite comprising; wall hung vanity unit incorporating an oval wash basin with chrome monobloc tap, wall hung w.c. with concealed cistern and double ended jacuzzi style bath with tiled surround, chrome mixer tap, chrome fixed shower rose and separate hand spray.



## GARDEN

The property is approached down a private driveway where there is parking immediately across the front of the house and down either side. There is a low maintenance garden that has a southerly aspect to the rear of the house which has an area of composite decking which can be accessed via the bi-fold doors in the living room and beyond this there is astro-turf and pleasant far-reaching views beyond.





## **ADDITIONAL INFORMATION**

### **ALARM**

The property is fitted with a security alarm and CCTV.

### **DIRECTIONS**

Following satellite navigation enter the postcode BD12 9BY and turn on to the private driveway signposted 'Sellerdale Hall' and follow the road around to the left where the property will be found at the end.

### **VIEWING**

For an appointment to view, please contact the Huddersfield Office on 01484 651878

### **BOUNDARY OWNERSHIP**

The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

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### **FREE VALUATIONS**

If you are thinking of a move then take advantage of our FREE valuation service, telephone our nearest office for a prompt and efficient service.

### **CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008**

Simon Blyth for themselves and for the vendors or lessors of this property, whose agent they are, have made every effort to ensure the details given have been prepared in accordance with the above act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance or metric equivalent and the measurements given should not be entirely relied upon and purchasers must make their own measurements if ordering carpets, curtains or other equipment.

2. None of the main services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left in situ by the vendors.

**PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICE.**

**FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY**

### **MAILING LIST**

Keep up to date with all our new properties. Let us know your price range, the area and type of home you require by registering on our mailing list.

### **MORTGAGE ADVICE**

Simon Blyth Estate Agents understand that getting appropriate mortgage advice is a crucial part of the home buying process. Finding a suitable mortgage has always been something of a daunting experience which is why we would like to introduce you to our independent mortgage advisors. They provide tailored mortgage solutions through a wealth of experience in the mortgage and property market and offer access to the full unrestricted range of products available.

Our advisors are dedicated to providing ongoing guidance and advice throughout the entire house purchase process keeping you, your estate agent and solicitor involved with continual updates on the progress.

Once in your new home they will be available for ongoing support to build a long term relationship for your future mortgage planning. Your home may be repossessed if you do not keep up repayments on your mortgage.

For friendly expert advice on your mortgage requirements, or to discuss the potential of making your ideas a reality then please call in or phone for a chat.

### **OFFICE OPENING TIMES**

#### **7 DAYS A WEEK**

Monday to Friday - 8:45 am - 5:30 pm

Saturday - 9:00 am - 4:00 pm

Sunday - 11:00 am - 2:00 pm



## Simon Blyth Estate Agents

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