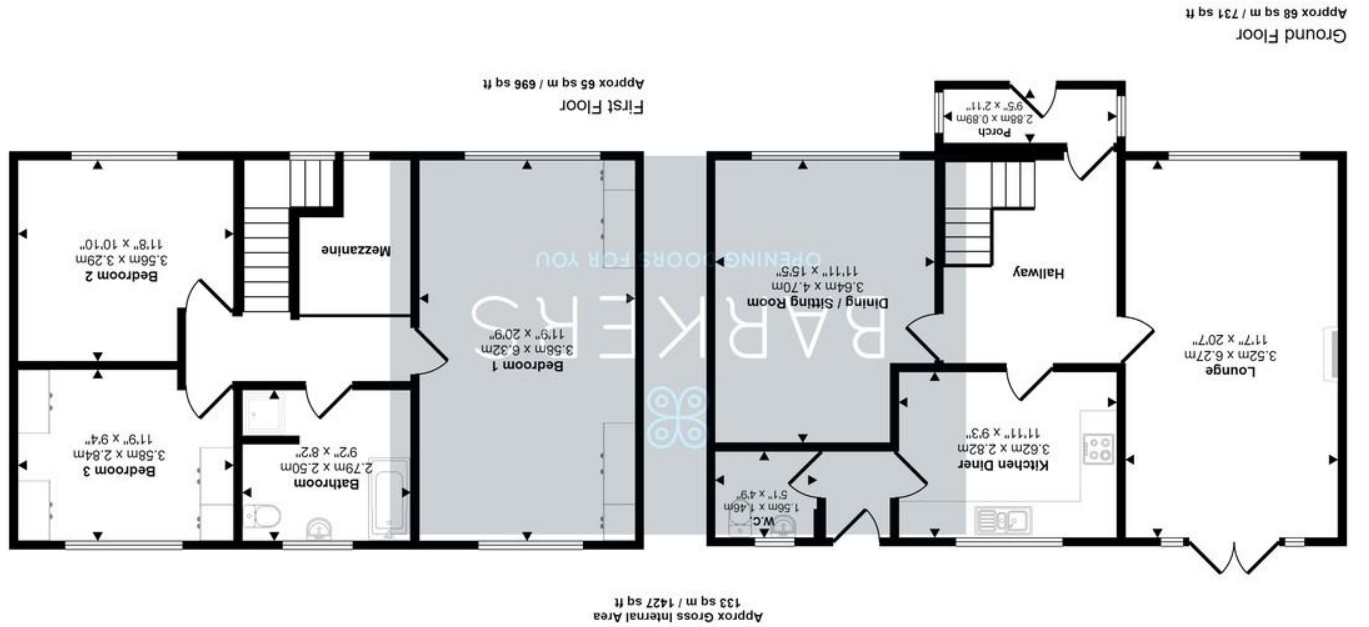


Score	Energy rating	Current	Potential
92+	A	81-91	69-80
81-91	B	69-80	55-68
69-80	C	55-68	39-54
55-68	D	39-54	21-38
39-54	E	21-38	1-20
21-38	F	1-20	
1-20	G		



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bedroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



**BARKERS**  
Select Collection

**44 Green Lane**  
Wyke, Bradford, BD12 8LQ  
Asking Price Of £365,000

- ⊗ DETACHED PROPERTY
- ⊗ APXOX. 1/3RD OF AN ACRE PLOT
- ⊗ SUBSTANTIAL MATURE GARDENS
- ⊗ DRIVEWAY & DOUBLE GARAGE
- ⊗ LOUNGE, KITCHEN, DINING/SITTING ROOM
- ⊗ THREE BEDROOMS, HOUSE BATHROOM
- ⊗ POTENTIAL TO EXTEND SUBJECT TO CONSENT





# Full Description

## DESCRIPTION

We are delighted to offer to the market this individual stone built detached property occupying a substantial plot of approximately 1/3rd of an acre and offers an excellent opportunity to extend subject to the appropriate planning consents. The property has generous mature gardens, a driveway providing private parking and a double garage. The property benefits from gas fired central heating and uPVC double glazing. The accommodation briefly comprises: Entrance porch, entrance hall, spacious through lounge, kitchen, cloaks/W.C., dining/sitting room, three bedrooms and a house bathroom.

## ENTRANCE PORCH

An external door leads into the entrance porch which has a door leading into the entrance hall.

## ENTRANCE HALL

This spacious entrance hall has wood flooring, a staircase leads to the first floor landing and doors leading into the kitchen, dining/sitting room and lounge.

## BREAKFAST KITCHEN

11' 11" x 9' 3" (3.63m x 2.82m)

Fitted with wall and base units with complementary work surfaces with a tiled splashback and an inset one and half bowl sink with a mixer tap. Electric double oven, ceramic hob with a built in extractor over, plumbing for automatic washing machine and space for a fridge/freezer. Vinyl flooring, views over the rear garden and a door leads to the rear hall.

## REAR HALLWAY

A part glazed door leads out to the rear garden and a door leads into the cloaks/W.C.

## CLOAKS/W.C.

Fitted with a low flush W.C. and wash basin. Vinyl flooring and part tiled walls.

## LOUNGE

20' 7" x 11' 7" (6.27m x 3.53m)

Featuring a fireplace with a living flame gas fire and French doors lead out to the rear garden.

## DINING/SITTING ROOM

15' 5" x 11' 11" (4.7m x 3.63m)

With wall lights.

## FIRST FLOOR LANDING

Doors lead to three double bedrooms and the house bathroom.

## BEDROOM ONE

20' 9" x 11' 9" (6.32m x 3.58m)

This generous double room has fitted wardrobes and over head cupboards providing excellent storage.

## BEDROOM TWO

11' 8" x 10' 10" (3.56m x 3.3m)

Double room.



## BEDROOM THREE

11' 9" x 9' 4" (3.58m x 2.84m)

Double room with built-in wardrobes and drawers.

## FAMILY BATHROOM

9' 2" x 8' 2" (2.79m x 2.49m)

Fitted with a four piece suite which comprises of a shower cubicle, bath, wash basin and W.C. Part tiled walls and laminate flooring.

## EXTERIOR

To the front of the property there is a lawned garden with planted borders, mature hedging and a large selection of mature trees and shrubs. A block paved driveway provides ample private parking and leads to a double garage.

To the rear there is a substantial enclosed mature garden which has paved areas, a lawn and a large selection of mature trees and shrubs.

This generous plot occupies approximately 1/3 of an acre and offers excellent potential to extend the property subject to the necessary consents.

## ADDITIONAL INFORMATION

Council tax band - E

Tenure - Freehold

