

92+	A
81-91	B
69-80	C
55-68	D
39-54	E
21-38	F
1-20	G
65	D
83	B



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 bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Approx Gross Internal Area
119 sq m / 1276 sq ft

BARKERS
OPENING DOORS FOR YOU



9 Greenacre Avenue

Wyke, Bradford, BD12 9DE

Asking Price £280,000

- EXTENDED SEMI DETACHED PROPERTY
- THREE BEDROOMS
- STYLISH KITCHEN & LIVING ROOM
- SEPARATE DINING ROOM/SITTING ROOM
- MODERN SHOWER ROOM
- WALK-IN WARDROBE
- HIVE CONTROLLED HEATING
- GARDENS FRONT & REAR
- DETACHED GARAGE
- VIEWING HIGHLY RECOMMENDED



Full Description

Offered for sale is this extended and beautifully presented semi-detached family home, occupying a quiet position in the highly sought-after area of Wyke. Finished to a high standard throughout, this impressive property must be viewed to be fully appreciated. Conveniently situated within easy reach of well-regarded local schools, shops, amenities and regular bus routes, the home also offers excellent commuter links, being just minutes from Junction 26 of the M62 motorway network. The property benefits from a HIVE controlled gas central heating system and uPVC double glazing throughout. The well-planned accommodation briefly comprises: an inviting entrance hall with a spacious cloak cupboard, a modern fitted kitchen, lounge, and a versatile sitting/dining room with bi-fold doors opening onto the rear garden. There is also a contemporary ground floor shower room. To the first floor are three generously sized double bedrooms. Externally, the property boasts a generous driveway providing private off-street parking, a garage, and an enclosed rear garden-ideal for families and outdoor entertaining. Early viewing is highly recommended to fully appreciate the space, finish and location on offer. Please note some furniture is available by separate negotiation.

ENTRANCE HALL

Part glazed entrance door to side elevation, leading into the entrance hall. Doors to lounge, kitchen, ground floor shower room, storage cupboard and dining/sitting room. Laminate flooring.

LOUNGE

10' 11" x 17' 1" (3.34m x 5.23m)

Spacious light and airy room, featuring a striking remote controlled electric fire.

KITCHEN

7' 1" x 13' 8" (2.17m x 4.17m)

Beautiful modern kitchen featuring a range of wall and base units with contrasting worktop surfaces and part tiled walls. NEFF tilt & slide oven and a NEFF oven/microwave, Induction hob with extractor hood over, integrated dishwasher and integrated fridge and freezer, one and half bowl stainless steel sink with instant hot water tap. Plumbing for automatic washing machine. Spotlights to the ceiling. Vinyl flooring and fitted blind.

DINING/SITTING ROOM

10' 10" x 20' 11" (3.32m x 6.38m)

Spacious open-plan living space, featuring a dining area and sitting room that overlooks the rear garden. Modern bi-folding doors with built-in blinds and 2 x velux windows, making this a light and airy room and ideal for family enjoyment. Built-in storage cupboard. USB plug sockets. Vinyl flooring.

SHOWER ROOM

6' 10" x 7' 4" (2.09m x 2.24m)

Stylish shower room comprising; corner shower enclosure with glass screen, wash hand basin set in vanity unit, WC, vanity cupboard providing useful storage. Spotlights to the ceiling. Chrome heated towel rail. Tiled walls and floor.

FIRST FLOOR LANDING

BEDROOM ONE

11' 0" x 13' 5" (3.36m x 4.11m)

Good sized light and airy double bedroom.



BEDROOM TWO

10' 8" x 10' 10" (3.27m x 3.31m)

Double bedroom featuring a walk-in wardrobe and loft access.

BEDROOM THREE

6' 8" x 17' 1" (2.04m x 5.21m)

Spacious room with built-in cupboards and shelving.

EXTERIOR

The property benefits from a driveway to the front with parking for up to three cars and features a stone paved patio area with planted borders and tarmac drive. To the rear there is lawned garden area with a decked area, planted borders, trees and shrubs. Detached garage.

ADDITIONAL INFORMATION

Tenure: Freehold

Council Tax Band:

DIRECTIONS

From our Birkenshaw office turn right onto Whitehall Road, A58 proceed across the roundabout. At the roundabout, take the 2nd exit onto Whitehall Rd and proceed. At Chain Bar Roundabout, take the 3rd exit onto Whitehall Rd/A58 Halifax A58 and proceed for approx 1.6 miles and then turn right onto Westfield Ln/B6379 and then turn right onto Greenacre Avenue, where the property can be identified by our For Sale board.

