



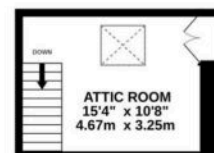
174 Whitehall Road, Wyke
Bradford

Offers in Region of **£260,000**

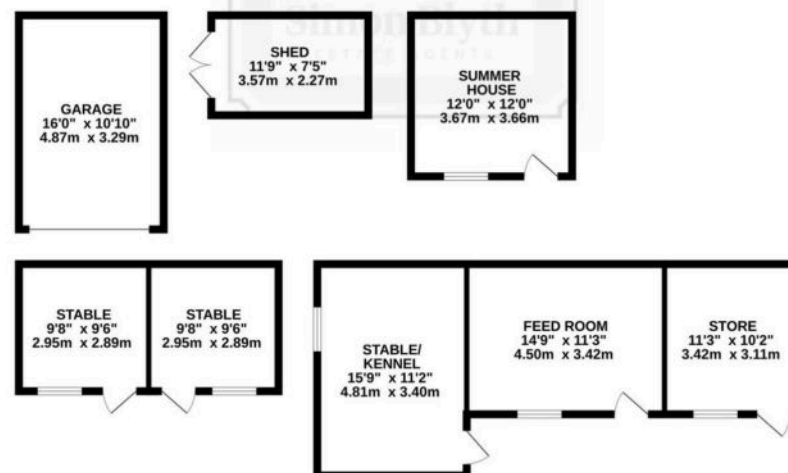
GROUND FLOOR



2ND FLOOR



OUTBUILDINGS



WHITEHALL 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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174 Whitehall Road

Wyke, Bradford

A bay fronted inner through terraced with a difference. The property stands in circa ¼ of an acre with lovely far reaching views at the rear and a number of useful out buildings and currently operating as a licensed breeder for both dogs and cats.

The property has well planned accommodation over three floors and is served by a gas central heating system, solar panels with feed in tariff and pvcu double glazing. Briefly comprising ground floor entrance porch, entrance lobby, living room, kitchen and sun room. First floor landing leading to two double bedrooms and bathroom. Second floor attic room. Externally there is a hard standing at the front together with garden, an access lane runs across the rear serving the terrace, there is a garage with drive and beyond the garage there is a wood store, stables, stores, former stables, summer house and gardens with anti poaching mesh for the grass.



Entrance Porch - 6' 0" x 6' 0" (1.83m x 1.83m)

With a pvcu and frosted double glazed door, pvcu double glazed windows, inset LED down lighters, tiled floor and from here a timber panelled and frosted glazed door opens into an entrance lobby.

Entrance Lobby

With ceiling light point, central heating radiator, bamboo flooring which continues through into the living room and to one side a staircase rises to the first floor. From the lobby a timber panelled and frosted glazed door opens into the living room.

Living Room - 15' 5" x 12' 2" (4.70m x 3.71m)

A comfortable and well proportioned reception room which has a walk in bay with pvcu double glazed windows providing plenty of natural light, there is a decorative ceiling rose with ceiling light, ceiling coving, picture rail, bamboo flooring, useful storage cupboard beneath the stairs and as the main focal point of the room, housed within the chimney breast there is a multi fuel stove which rests on a black Yorkshire stone hearth. From the living room a timber panelled and diamond leaded glazed door opens into the kitchen.

Kitchen - 15' 4" x 9' 3" (4.67m x 2.82m)

With twin timber and glazed French doors and an adjacent timber and glazed door giving access to the sun room, there is a ceiling light point, majority tiled walls, exposed floor boards and fitted with a range of bevelled edge base and wall cupboards, drawers, these are complimented by contrasting overlying worktops with concealed lighting underneath the wall cupboards, there are gas and electric cooker points, black extractor hood, integrated dishwasher, inset single drainer stainless steel sink with chrome mixer tap, space for fridge freezer and under counter space for washing machine and tumble dryer. In one corner there is a cupboard housing a Worcester gas fired central heating boiler with additional storage over.





Sun Room

12' 0" x 9' 10" (3.66m x 3.00m)

with pvcu double glazed windows, this is situated to the rear of the property and enjoys a southerly aspect with some lovely far reaching views which stretch across to Huddersfield, adjacent to the windows there is a pvcu and frosted double glazed door, additional natural light from two velux double glazed windows together with ceiling light point, wall light point, central heating radiator and a bank of useful storage cupboards which also incorporate cloaks rail.

First Floor Landing

With pvcu double glazed window looking out to the front and this is large enough to incorporate a study area with desk and cupboards beneath which houses the main unit for the 18 camera CCTV. There are two ceiling light points, central heating radiator and a spindled staircase rising to the second floor. From the landing access can be gained to the following room..-

Bedroom One

11' 6" x 9' 3" (3.51m x 2.82m)

A double room which has a ceiling light point, central heating radiator and pvcu double glazed window which is flooded with natural light and takes advantage of some stunning far reaching views across open countryside with views across to both Castle Hill in Almondbury and Emley Moor Mast.

Bathroom

7' 5" x 6' 0" (2.26m x 1.83m)

With a frosted pvcu double glazed window, ceiling light point, floor to ceiling tiled walls, storage cupboard, central heating radiator and fitted with a suite comprising panelled bath with glazed shower screen, chrome mixer tap incorporating hand spray and Mira electric shower fitting over. Pedestal wash basin with chrome monobloc tap and low flush WC.





Bedroom Two

11' 1" x 9' 3" (3.38m x 2.82m)

With pvcu double glazed window looking out to the front, there is a ceiling light point, ceiling coving, central heating radiator and having fitted pine wardrobes.

Second Floor

Attic Room

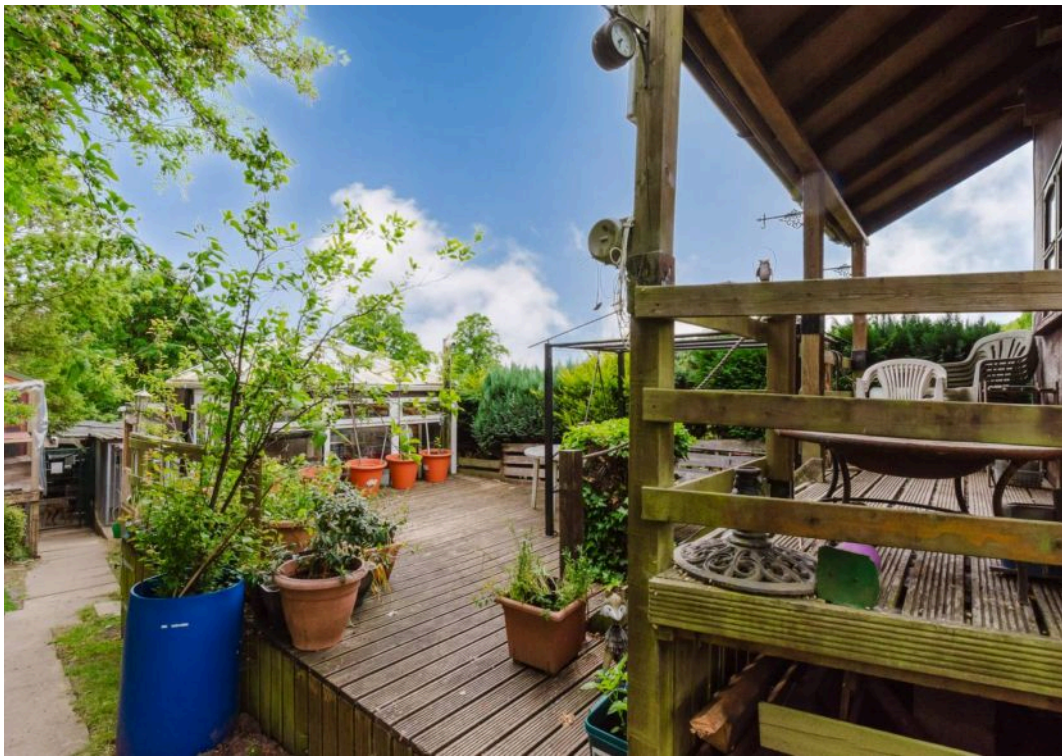
15' 4" x 10' 8" (4.67m x 3.25m)

As the dimensions indicate this is a spacious room which has a pitched ceiling incorporating a velux double glazed window which once again enjoys some stunning far reaching views across to Emley Moor and Castle Hill. There is a ceiling light point, central heating radiator, access to useful boarded storage within the eaves, fitted wardrobe, shelving and drawers.



To the front of the property there is a concrete hard standing together with a flagged pathway giving access to the main entrance. Beyond the hard standing there is an area of crushed blue slate and a further flagged area immediately in front of the living room. Immediately to the rear of the sun room there is a short flight of steps leading to an enclosed flagged patio, there is an outside cold water tap, electric point area for bin storage and from here a timber hand gate opens onto an access lane which runs across the rear of the terrace and leads to a driveway and single garage. Garden enjoys a southerly aspect with stunning far reaching views and is predominately lawned together with planted trees and at the foot of the garden there is a further lawned area, planted trees, flowers, shrubs and once again enjoying stunning far reaching views across fields and stretching to Huddersfield. **Garage** is 16' x 10'10" with an up and over door, with outside power point and internally there is power, light, cold water tap and plumbing for automatic washing machine. To the right hand side of the garage access can be gained to the rear garden. There is a wood store with twin doors filled with fire wood which will remain. Beyond this there is a timber shed which is 11'9" x 7'5" this has twin timber and glazed doors and has both power and light. Beyond this there is a concrete pad which is 12' x 12' and below this there is the summer house. The summer house is 12' x 12' with timber and glazed windows, timber and glazed door, a section of this has been previously used as a sauna and has been pine clad with an adjacent store room. The final set of out buildings were formally 5 stables and hay/straw barn, now used as kennels, storage and feed room 11'3" x 10'2" with a pvcu door and pvcu double glazed window. The second store is 14'9" x 11'3" once again this has a pvcu door, pvcu double glazed window and has a range of base cupboards, worktops with an inset single drainer stainless steel sink and cupboards and also an external cold water tap. Below this there is the third store which is 15'9" x 11'2" and has a stable door, pvcu double glazed windows. power and light.





ADDITIONAL DETAILS

THE PROPERTY HAS PVCU DOUBLE GLAZING.

THE PROPERTY HAS A COMPREHENSIVE 18 CAMERA CCTV SYSTEM WHICH COVERS THE HOUSE, OUT BUILDINGS AND GARDENS.

THE PROPERTY HAS A GAS CENTRAL HEATING SYSTEM.

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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Saturday – 9:00 am – 4:00 pm Sunday – 11:00 am – 2:00 pm



Simon Blyth Estate Agents

Simon Blyth Estate Agents, 26 Lidget Street – HD3 3JP

01484 651878

huddersfield@simonblyth.co.uk

www.simonblyth.co.uk/

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