

# Peter David Properties

Residential Sales and Lettings

## Clare Crescent, Wyke

### £155,000





# Clare Crescent

## Description

Located on a quiet residential street in the convenient location of Wyke is this three bedroom semi detached property which would make an ideal family home. The property briefly comprises: entrance, living room, open plan kitchen diner, landing, two double bedrooms, a single bedroom, a house bathroom and a large attic room. Externally the property further benefits from a large driveway, single detached garage, a low maintenance garden to the front and a good sized enclosed garden to the rear which is also low maintenance. Within walking distance of all local amenities, the Ofsted outstanding Appleton Academy and within easy reach of the M62 motorway network.

## Features

- Semi detached
- Three bedrooms
- Ideal family home
- Popular residential location
- Attic room
- Low maintenance garden
- Driveway and garage
- EPC: TBC
- Close to Local Amenities
- Easy access to M62 motorway network

## Entrance

External PVCu door leading into the entrance.

### Living Room 4.24m (13'11") x 3.68m (12'1")

A good sized living room with an electric fire with a cream surround, hearth and mantle. Also benefiting from a bay window to the front aspect.

### Kitchen Diner 5.23m (17'2") x 4.39m (14'5") MAX

A large kitchen diner with laminate flooring and a PVCu external stable door leading into the rear garden.

Kitchen area measurements 9'5" x 7'11"

The kitchen area has matching wood wall and base units, tiled splashback, spotlighted ceiling and comprises: inset stainless steel sink and drainer, gas hob, electric oven, extractor hood, space for a freestanding fridge/freezer, space and plumbing for a washing machine and space and plumbing for a slimline dishwasher. With a window to the rear aspect and a pantry.

Dining area measurements 9'1" x 14'5" MAX

The dining area has useful built in storage cupboards and a large full length window to the rear, overlooking the garden.

## Landing

Providing access to the first floor accommodation and the attic.

### Master Bedroom 3.66m (12'0") x 2.97m (9'9")

A double bedroom with built in wardrobes and a window to the front elevation.

### Bedroom Two 3.02m (9'11") x 2.87m (9'5")

A second double bedroom with built in wardrobes and a window to the rear elevation.

### Bedroom Three 1.80m (5'11") x 1.60m (5'3")

A single bedroom with a built in storage cupboard and a window to the front elevation.

### Bathroom 2.03m (6'8") x 1.75m (5'9")

Fully tiled house bathroom comprising: 'P' shaped bath with electric shower over, low level dual flush WC and a wash basin. With tile effect flooring and an obscured window to the rear

elevation.

### Attic 3.38m (11'1") x 4.17m (13'8") max

A large attic room accessed via a pull down ladder from the loft hatch. Benefiting from storage in the eaves and a Velux window to the rear elevation.

## External

Externally the property benefits from a large driveway providing off road parking and a single detached garage. At the front of the property is a pebbled easy to maintain garden and the rear benefits from a flagged patio and two further low maintenance areas.

## Viewings

Viewings are strictly by appointment only. Please contact Peter David Properties.

## Mortgages

We recommend KB Mortgage Services, on hand to discuss all of your mortgage and protection needs. Kate, the founder of KB Mortgage Services, is available both in branch and through home visits - if you would like to arrange an appointment contact us today.

## Directions

From Brighouse:

Head east on Briggate/A643 towards Mill Royd St

Continue to follow A643

At the roundabout, take the 1st exit onto Halifax Rd/A643

At the roundabout, take the 3rd exit onto Lüdenscheid Link/A644

At the roundabout, take the 1st exit onto Bradford Rd/A641

Continue to follow A641

Turn right onto Green Ln

Turn left onto Clare Cres

Destination will be on the left

## Disclaimer

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2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

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