



## 329 Whitehall Road, Wyke, Bradford, BD12 9DX

£220,000

Located on the ever-convenient Whitehall Road in Wyke, this generously proportioned property presents an exciting opportunity for investors, developers, or buyers looking to put their own stamp on a home.

In need of full modernisation throughout, the property offers a solid footprint and a practical layout, providing excellent scope to reconfigure, extend or refurbish (subject to the necessary consents).

Perfectly positioned for commuters, the property is just a 2-minute drive from motorway links, offering easy access to Manchester, Leeds and surrounding areas. A range of local shops, schools and amenities are all close by, making this a practical and highly convenient location for families and tenants alike.

Ground Floor

**Kitchen**  
Access to the property is gained via the kitchen, which forms the practical heart of the home. The kitchen offers good floor space and is in need of full modernisation, presenting an excellent opportunity to redesign and refit to suit individual taste. There is scope to reconfigure the layout subject to the necessary consents.

**Lounge**  
Leading directly from the kitchen is the main lounge area, providing a comfortable central living space. This room offers good proportions and natural light, and would make an ideal family living room once refurbished.

**Second Reception Room**  
Positioned beyond the lounge is a second reception room, offering excellent flexibility. This space could be used as a formal dining room, additional sitting room, home office or playroom, depending on requirements. The layout allows for a natural flow through the ground floor living areas.

First Floor

**Landing**  
Providing access to all first-floor rooms.

**Bedrooms**  
The first floor offers well-proportioned bedrooms, suitable for use as double and single rooms. Each room offers good scope for modernisation and reconfiguration to suit family living or rental requirements.

**House Bathroom**  
A centrally located house bathroom serving all bedrooms, currently in need of refurbishment, with potential to create a modern family bathroom.

**Outdoor Space**  
One of the standout features of the property is the large, far-reaching rear garden, which enjoys sunlight throughout the day — ideal for outdoor living, landscaping, or future extension potential.

**Parking & Garage**  
Detached garage with space for one vehicle and additional storage. Long private driveway providing off-road parking for multiple cars.

The information provided on this property does not constitute or form part of an offer or contract, nor may it be regarded as representation. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.

Directions

Viewings

Viewings by arrangement only. Call 01422 756001 to make an appointment.

Council Tax Band

EPC Rating:

