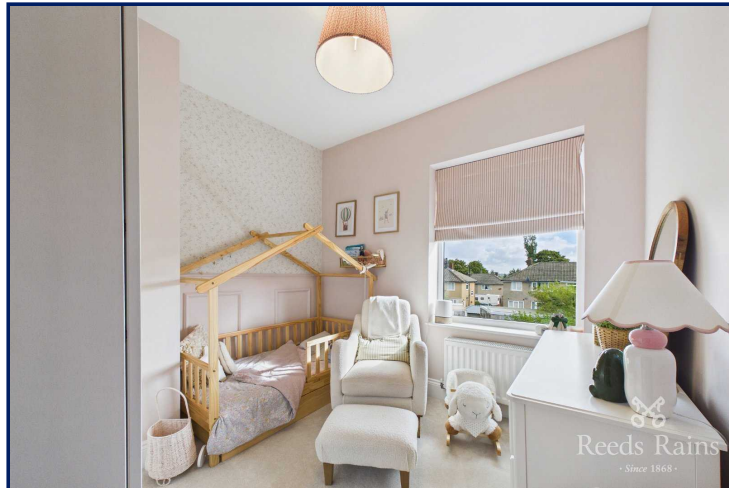
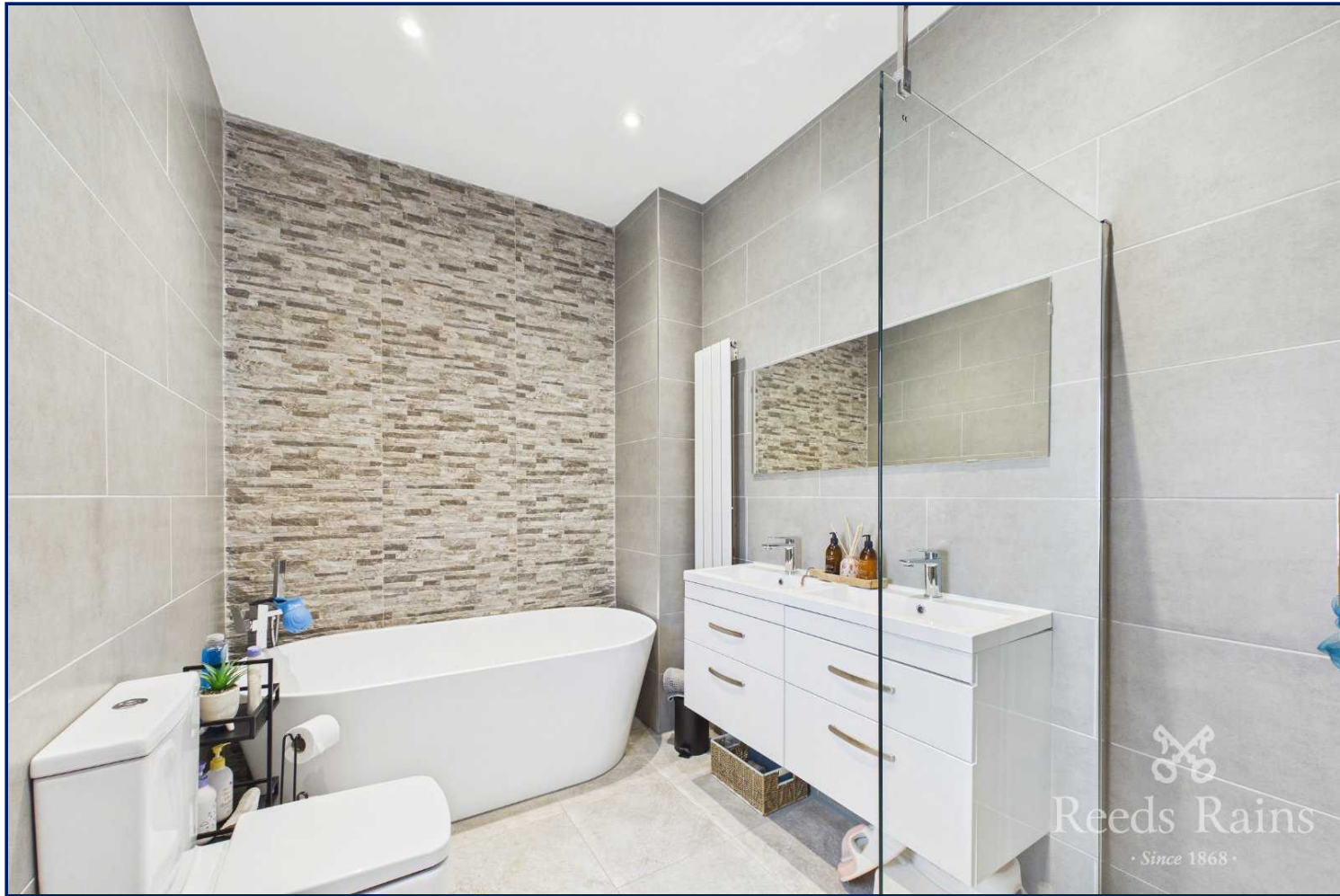
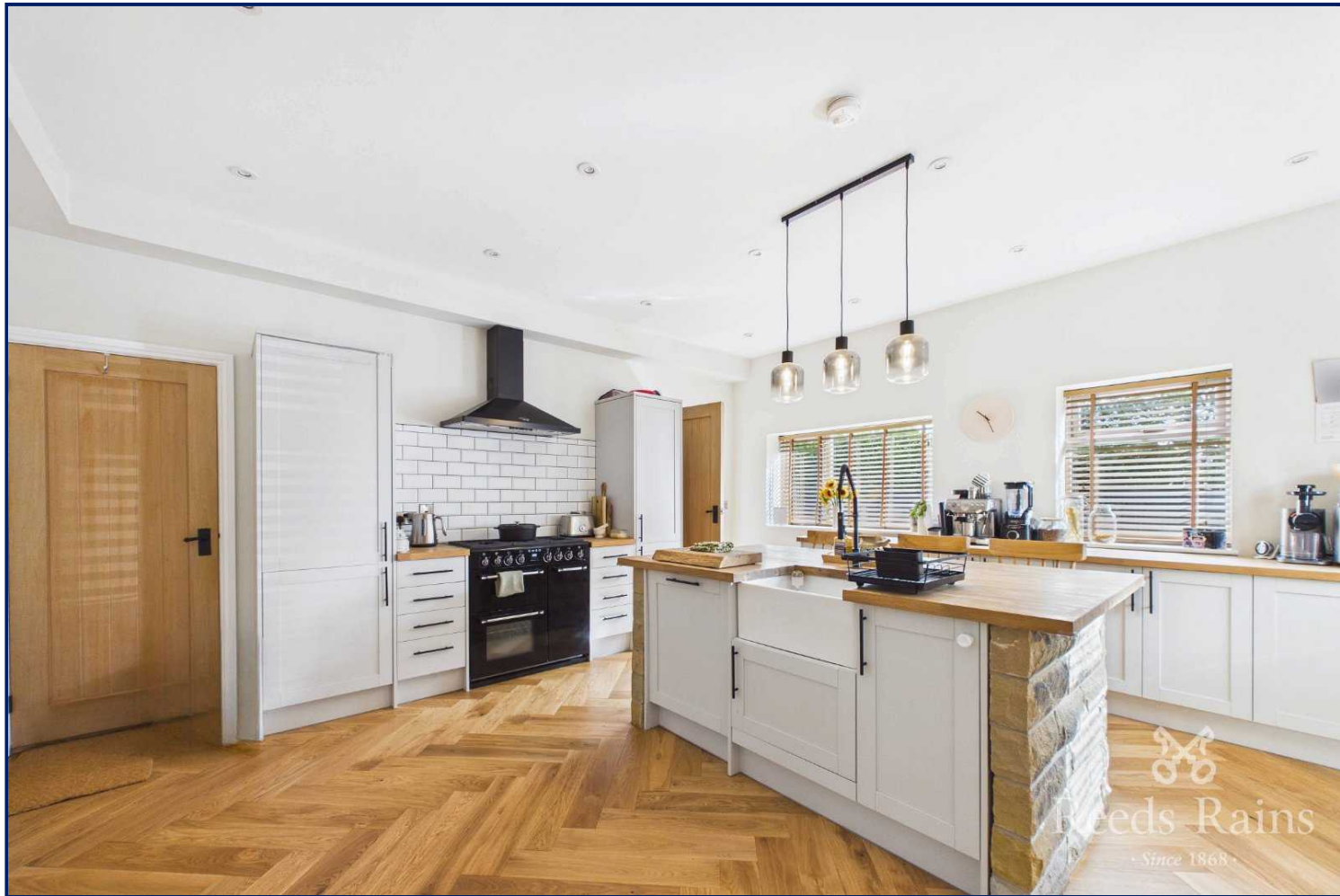




Carr House Lane, Wyke, Bradford,
West Yorkshire, BD12

£1,800 per month

 Reeds Rains

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£1,800 per month

Council Tax Band: A
EPC Rating: TBC

A WELL-PROPORTIONED THREE BEDROOM HOME WITH GENEROUS LIVING ACCOMMODATION, A SPACIOUS KITCHEN AND TWO BATHROOMS. THE PROPERTY ALSO BENEFITS FROM AN ATTACHED ANNEXE, CURRENTLY UNDERGOING WORKS TO PROVIDE A SEPARATE LIVING ROOM/BEDROOM AND SHOWER ROOM, OFFERING USEFUL ADDITIONAL ACCOMMODATION.

Entrance Hall

The entrance hallway provides access to the ground floor accommodation and stairs leading to the first floor. The layout offers a practical entrance space with doors leading into the principal rooms.

Living Room

12'6" x 16'9" (3.8m x 5.1m)
A generously proportioned reception room offering a versatile space for seating and additional furniture. The room benefits from a good overall footprint, natural light from the window and the added feature of a log burner, creating a warm and inviting focal point.

Kitchen Dining Room

15'8" x 17'3" (4.78m x 5.26m)
A spacious kitchen with plenty of room for fitted units, appliances and a dining area. The floorplan indicates a fitted cooking area, with the generous dimensions providing flexibility for a practical kitchen layout and everyday family use.

Landing

The first floor landing provides access to all three bedrooms and the bathroom accommodation.

Bedroom One

7'11" x 11'2" (2.41m x 3.4m)
A well-proportioned bedroom with space for a bed, bedroom furniture and additional storage. The room is positioned to the front or rear of the first floor, with a window providing natural light.

Ensuite Bathroom

4'8" x 5'5" (1.42m x 1.65m)
A modern en-suite shower room, providing useful additional facilities and comprising a shower, WC and wash basin.

Bedroom Two

6'8" x 9'7" (2.03m x 2.92m)
A further bedroom offering a useful space for a single bed, bedroom furniture or home office use, subject to individual requirements. The room benefits from a window and a practical rectangular layout.

Bedroom Three

7'9" x 9'7" (2.36m x 2.92m)
The third bedroom provides flexible accommodation with space for bedroom furniture and storage. A window allows natural light into the room, making it suitable for a variety of uses.

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All Measurements
All Measurements are Approximate.

Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.

For full EPC please contact the branch.



We may refer you to recommended providers of ancillary services such as Conveyancing, Mortgages, Insurance and Surveying. We may receive a referral fee for recommending their services. You are not under any obligation to use the services of the recommended provider, which may also be an associated company of Reeds Rains.

Other important information which you will need to know about this property can be found at [reedsrains.co.uk](https://www.reedsrains.co.uk)