



Whitney's
ESTATE AGENTS LTD
Established 1947

25 Foster Park Road

Denholme, Bradford, BD13 4BE

- VIEWING RECOMMENDED
- VERY WELL PRESENTED
- DETACHED BUNGALOW SET IN LARGE GARDENS
- LARGE LOUNGE

Offers Over £290,000

EPC Rating '82'





Property Description

INTERNAL VIEWING HIGHLY RECOMMENDED on this VERY WELL PRESENTED Detached Bungalow set within Large, Mature Well Tended Gardens. The property which briefly comprises of Large Lounge, Modern Fitted dining Kitchen, Dining Room, Conservatory, Three Bedrooms one with En-Suite and Dressing Room and a Modern Three Piece House Bathroom. UPVC Windows, Central Heating and solar Panels. Two separate Single Garages and Parking for Several Vehicles.

ENTRANCE

Via UPVC front door to inner hall with doors to most rooms and a central heating radiator.

LOUNGE

21' 7" x 13' 0" (6.58m x 3.96m) UPVC window to front and UPVC French doors through to the conservatory. Elegant feature marble fireplace with inset living flame gas fire. Two central heating radiators. Ceiling cornice. Doors through to the dining room and kitchen.



CONSERVATORY

12' 0" x 11' 0" (3.66m x 3.35m) UPVC conservatory with French doors through to the garden.

DINING ROOM

10' 8" x 9' 9" (3.25m x 2.97m) UPVC window. Central heating radiator. Ceiling cornice. Doors through to the lounge and kitchen.

BREAKFAST KITCHEN

14' 10" x 10' 7" (4.52m x 3.23m) UPVC window. Extensive range of modern wall and base units with complementary granite work surfaces and tiling. Breakfast bar with granite work surface. Inset stainless steel sink with mixer tap. Six ring range with stainless steel canopy above. Central heating radiator. Door through to rear entrance with access to garage and utility area.

UTILITY AREA

UPVC window. Wall units, work top and sink. Plumbing for washer.

BEDROOM ONE

11' 9" x 10' 7" (3.58m x 3.23m) UPVC window. Central heating radiator. Door to en-suite and archway through to a dressing room and separate study.

EN-SUITE

Comprising of shower, vanity hand wash basin and wc.

DRESSING ROOM

10' 5" x 7' 7" (3.18m x 2.31m) UPVC window. Fitted wardrobes.

STUDY

8' 3" x 7' 7" (2.51m x 2.31m) UPVC window. Electric radiator.

BEDROOM TWO

11' 8" x 10' 8" (3.56m x 3.25m) UPVC window. Fitted wardrobes. Central heating radiator.

BEDROOM THREE

10' 8" x 8' 8" (3.25m x 2.64m) UPVC window. Central heating radiator.

HOUSE BATHROOM

7' 7" x 7' 4" (2.31m x 2.24m) UPVC window. Modern white three piece suite comprising of bath, hand wash basin and wc. complementary tiling. Towel radiator. Door to the airing cupboard housing the boiler.

EXTERIOR

Very well tended and stocked mature gardens. To the front there is a large lawned area with floral borders and large paved patio area. Two separate single





garages one of which is integral. Driveway parking for several cars. Large lawned gardens to rear with well stocked floral borders and various paved patio areas. Feature pond and vegetable garden.

ADDITIONAL INFORMATION

The solar panels are owned and paid for with the property receiving the full FIT currently about £2000 per annum. They are 9 years old and there is a 25 year FIT agreement.



DIRECTIONS:

From Bradford centre travel along Thornton road (B6145) for approximately 6 miles passing through Thornton village and the traffic lights at Brighouse and Denholme Road. At the next set of traffic lights turn right into Halifax Road (A629) and continue along this road passing through the centre of Denholme village. Foster Park Road can be found on your right.

PURCHASE DETAILS:

Please note that the services & appliances have not been tested & the property is sold on that basis.



Once you are interested in purchasing this property, ideally call in person or telephone this office to discuss your offer, we would suggest that this is done before contacting a bank, building society or solicitor as any delay could result in the property being sold to someone else and any survey and legal fees being unnecessarily incurred.

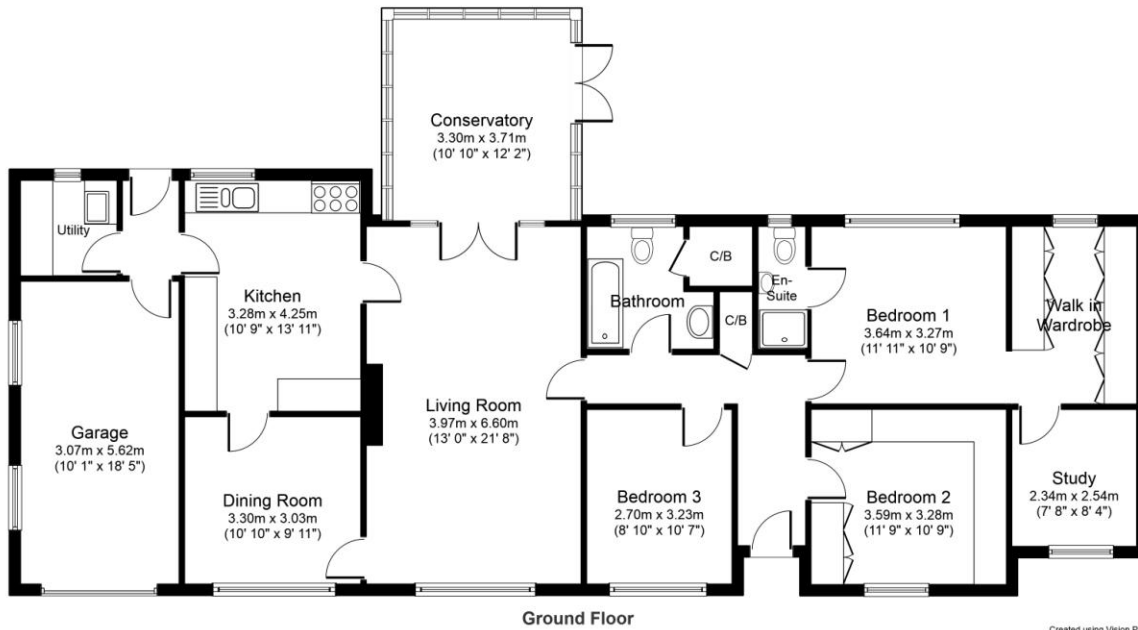
VALUATION: If you are thinking of selling your home, why not contact one of our offices now for a FREE VALUATION strictly without any obligation. Contact us on Bradford (01274) 880019.



MORTGAGES: A full range of mortgage facilities are available subject to status. Our Financial Consultant will be only too happy to discuss with you your individual requirements. Please contact us for FREE & CONFIDENTIAL ADVICE.



RENT-A-HOUSE: Thinking of renting your HOUSE?
 FLAT? Contact (01274) 880019 for further details.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92+)		
B (81-91)	82	88
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
www.epc4u.com		

11 Green End
 Clayton
 Bradford
 West Yorkshire
 BD14 6BA

www.whitneys.co.uk
 sales@whitneys.uk.com
 01274880019

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements