



**Whitney's**  
ESTATE AGENTS LTD  
Established 1947



**8 Ryefield Avenue**

Clayton, Bradford, West Yorkshire, BD14 6BJ

**Offers In Region Of  
£210,000**

# Property Features

---

- VACANT POSSESSION
- SEMI DETACHED BUNGALOW
- CUL-DE-SAC LOCATION
- LOUNGE
- BREAKFAST KITCHEN
- THREE/FOUR BEDROOMS
- THREE PIECE BATHROOM
- UPVC WINDOWS & CENTRAL HEATING
- GARDENS FRONT & REAR
- LONG DRIVEWAY TO A SINGLE GARAGE

## Full Description

---

**\*\*VACANT POSSESSION\*\*** Semi Detached Bungalow situated in a Pleasant Cul-de-Sac in a popular area of Clayton within walking distance of the centre of Clayton Village. The property briefly comprises of Lounge, Breakfast Kitchen with excellent rang of units, Dining Room, Three Bedrooms and Three Piece Bathroom. Gardens front and rear. Driveway to side providing off road parking. Single Detached Garage. UPVC windows and Central Heating.

### ENTRANCE

Via front UPVC door to inner hall.

### HALL

Stairs to first floor. Doors to lounge and breakfast kitchen.

### LOUNGE

19' 1" x 11' 8" (5.82m x 3.56m)

UPVC half bay window. Inset lighting to ceiling. Central heating radiator.

### BREAKFAST KITCHEN

Two UPVC windows. Excellent range of modern wall and base units with complementary work surfaces and breakfast bar. Inset sink with mixer tap. Inset oven and hob. Plumbing for washer and dish washer. Complementary tiling. Central heating radiator. Door to inner hall.

### INNER HALL

Doors to dining room, bedroom and house bathroom.

### DINING ROOM

11' 8" x 9' 8" (3.56m x 2.95m)

UPVC patio doors to rear garden Central heating radiator. This room could be used as a bedroom.





## BEDROOM

11' 8" x 13' 0" (3.56m x 3.96m)

UPVC window. Central heating radiator. Laminate floor.

## HOUSE BATHROOM

Fully tiled modern wet room comprising of shower, hand wash basin and wc.

## SECOND FLOOR

### BEDROOM

11' 9" x 11' 5" (3.58m x 3.48m)

UPVC window and Velux window. Central heating radiator.

Door through to en-suite.

### EN-SUITE

8' 3" x 7' 4" (2.51m x 2.24m)

Velux window. Modern white three piece suite comprising of bath with ornate shower tap, hand wash basin and WC.

Complementary tiling. Laminate floor.

### BEDROOM

11' 9" x 11' 5" (3.58m x 3.48m)

Velux window. Central heating radiator. Laminate floor. Door to a walk in wardrobe.

## EXTERIOR

Lawned garden to front with driveway parking. Paved garden to rear with raised flower beds and BBQ. Single detached garage.

## PROPERTY DIRECTIONS:

Leave the Clayton office and turn right, take the second exit at the roundabout in to Town End and Ryefield Avenue is third on your left.

## PURCHASE DETAILS:

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

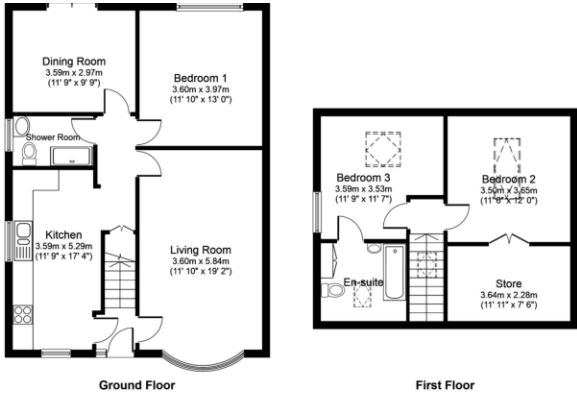
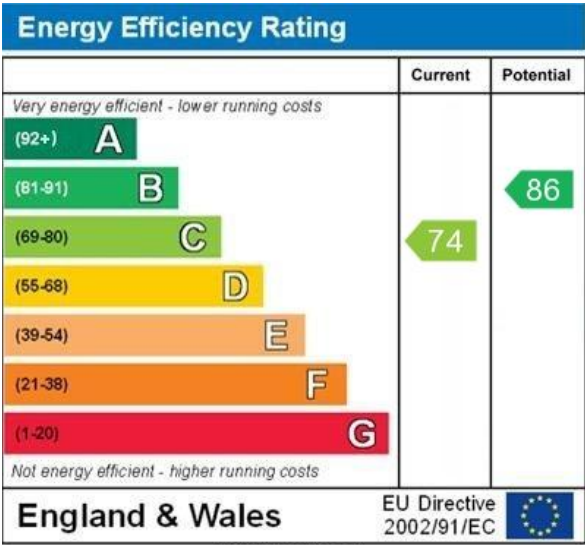
Once you are interested in purchasing this property, ideally call in person or telephone this office to discuss your offer, we would suggest that this is done before contacting a bank, building society or solicitor as any delay could result in the property being sold to someone else and any survey and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



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 are 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