



## 28 Delph Grove

Clayton, Bradford, West Yorkshire, BD14 6RZ

**Offers In Region Of  
£140,000**



# Property Features

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- THREE BEDROOM MID-TOWNHOUSE
- LOG BURNER STOVE
- NEW FITTED KITCHEN
- NEW CENTRAL HEATING BOILER
- DRIVEWAY TO FRONT
- ENCLOSED REAR GARDEN
- CUL-DE-SAC POSITION
- POPULAR LOCATION
- ALARM SYSTEM
- VIEWING RECOMMENDED

## Full Description

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**\*\* THREE BEDROOM MID-TOWNHOUSE \*\* OFF-ROAD PARKING \*\* QUIET CUL-DE-SAC LOCATION \*\* NEW KITCHEN \*\* NEW BOILER \*\* ALARM SYSTEM \*\*** This ideal family home is situated off The Avenue in Clayton and further benefits from UPVC double glazing, gas central heating and an enclosed rear garden. Sensibly priced, arrange your viewing now! Briefly comprising of: Entrance Hall, Lounge, Dining Kitchen, Three Bedrooms & Bathroom. Drive to the front and a sunny, enclosed garden to the rear.

### ENTRANCE HALL

UPVC entrance door with side window, stairs off to the first floor, door to the lounge and a central heating radiator.

### LOUNGE

13' 10" x 12' 8" (4.22m x 3.86m)

Feature cast iron log burner stove, window to the front and a central heating radiator.

### DINING KITCHEN

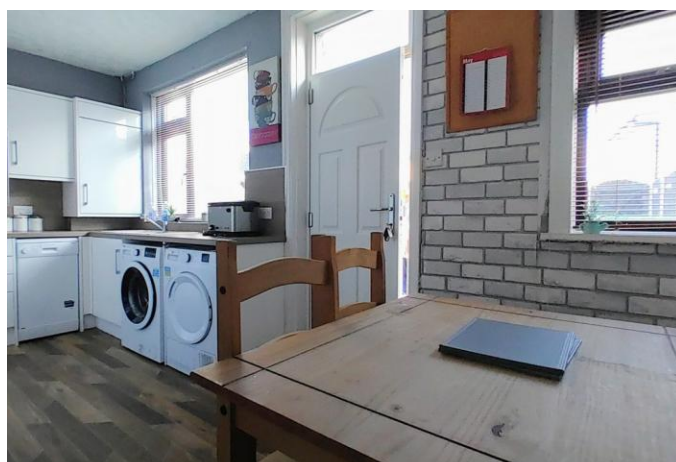
15' 9" x 7' 5" (4.8m x 2.26m)

A new fitted kitchen (January 2022) with a good range of base and wall units in a White Gloss finish. Laminated work surfaces and matching splash-backs. One and a half bowl stainless steel sink and drainer. Gas cooker point and plumbing for a dishwasher and washing machine, plus space for a tumble dryer. Concealed central heating boiler, also recently installed. Two windows to the rear, central heating radiator and a door to the rear garden. Useful under-stairs storage cupboard.

### FIRST FLOOR

#### BEDROOM ONE

12' 2" x 10' 5" (3.71m x 3.18m)



Window to the front and a central heating radiator.

#### BEDROOM TWO

10' 5" x 9' 7" (3.18m x 2.92m)

Fitted shelving, cupboards and drawers. Window to the rear and a central heating radiator.

#### BEDROOM THREE

7' 0" x 5' 3" (2.13m x 1.6m)

Window to the front.

#### BATHROOM

A white three piece bathroom suite comprising of a panelled bath with an electric shower over, pedestal wash basin and WC. Window to the rear and a central heating radiator.

#### EXTERNAL

To the front of the property is a tarmac driveway with hedge & fence boundary. To the rear is an enclosed garden with a new fence and double gates, artificial grass and a flagged patio.

#### PROPERTY DIRECTIONS:

#### PURCHASE DETAILS:

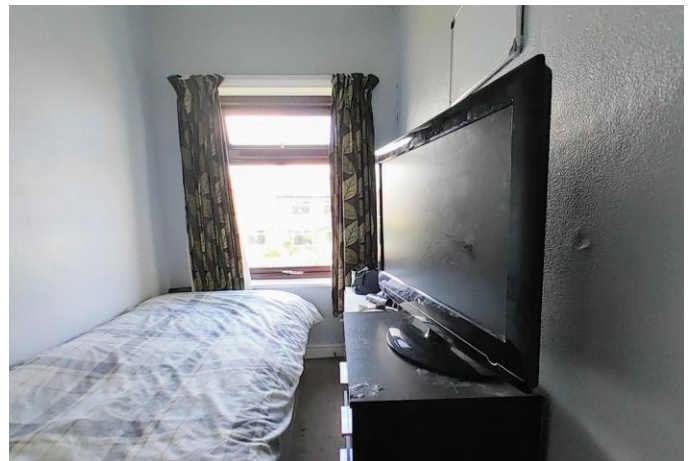
*Please note that the services & appliances have not been tested & the property is sold on that basis.*

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.



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>		
(55-68) <b>D</b>	67	
(39-54) <b>E</b>		
(21-38) <b>F</b>		

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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.