



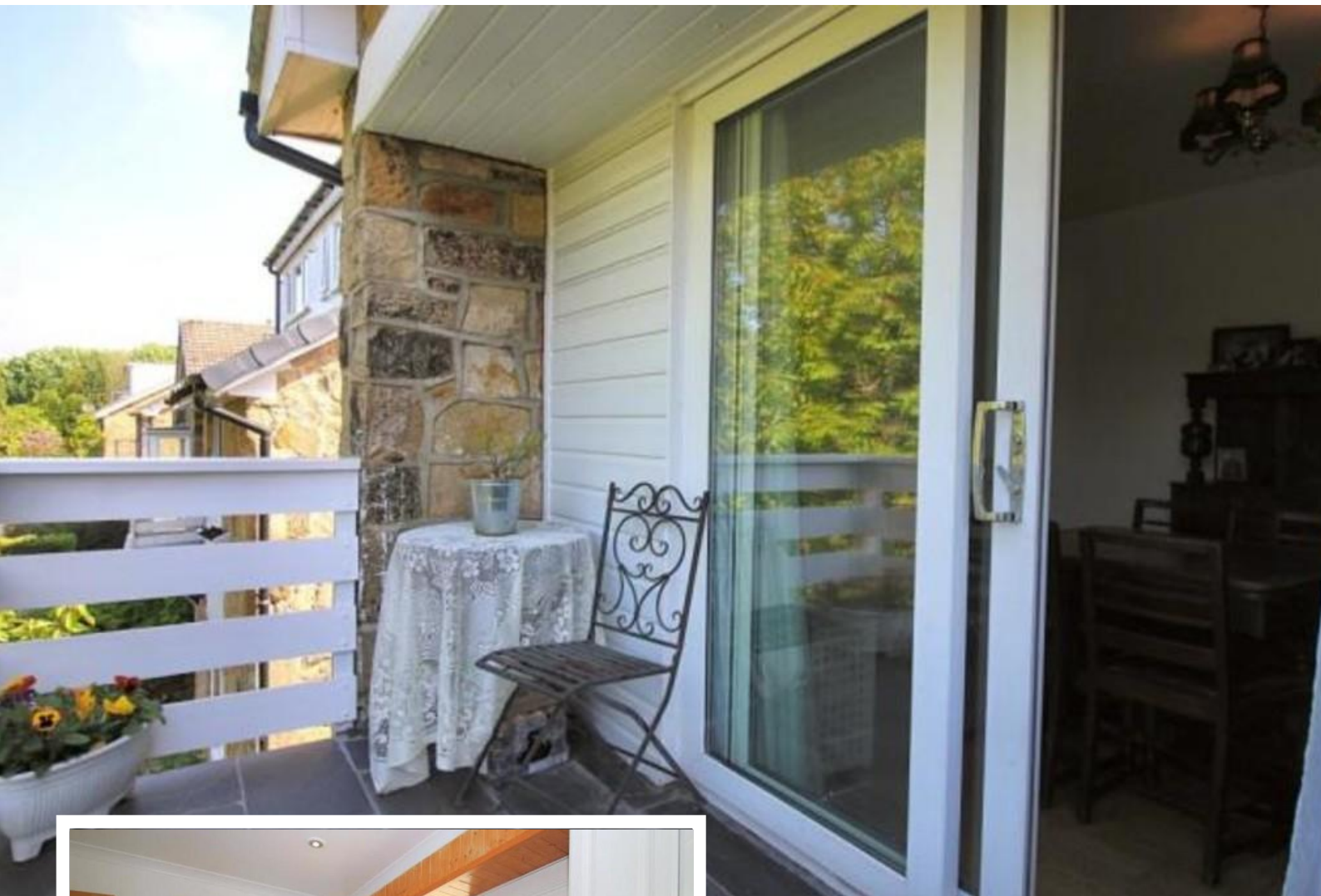
3 Woodvale Way

- SPACIOUS DETACHED
- FOUR/FIVE BEDROOMS
- LARGE REAR GARDEN
- BALCONY

£295,000

EPC Rating '62'





Property Description

**** SUBSTANTIAL FIVE BEDROOM DETACHED HOME**
**** LARGE REAR GARDEN ** POTENTIAL TO RE-CONFIGURE THE LAYOUT ** BALCONY TO REAR ****
CLOSE TO LOCAL AMENITIES & SCHOOLS ** Viewing strongly recommended on this spacious detached on the outskirts of Clayton Village. Set across three floors and briefly comprising of; Entrance hall, through lounge open to a dining area with balcony, kitchen and family bathroom to the ground floor. To the first floor are two connecting rooms with a Velux and gable end window. To the lower ground floor are a further three bedrooms, one of which has potential to be split into two rooms, plus an additional room currently being used as a home gym. The property offers great potential to create more living space or alter the layout to suit (subject to the required consents). Externally to the front there is off-road parking for two cars and an integral garage, plus pleasant gardens. To the side and rear are rockery gardens with ornamental waterfall leading to a fishpond and a superb large lawned garden with paved patio seating area and a flowerbed.



The property has recently undergone some improvements to include, new exterior PIR lighting to the front and rear, upgraded decking, boundary fence painting and a complete new garage door.

ENTRANCE HALL

A spacious hallway with open stairs to lower ground floor, doors to the first floor, lounge and kitchen. Feature arch windows.

LOUNGE/DINER

29' 5" x 7' 10" (8.97m x 2.39m) A spacious reception room opening through to dining area. This room could be split to create two reception rooms if required (subject to any required consents). Sliding patio doors lead onto a balcony which enjoys the outlook over the garden and woodland area.



KITCHEN

13' 6" x 7' 10" (4.11m x 2.39m) Fitted kitchen with a good range of wall and base units. Laminated worktops with splashback tiling, inset sink and drainer. Plumbing for washer, oven hob and extractor, integrated fridge freezer. Exterior door to the side elevation.

BATHROOM

Family sized bathroom with corner bath, vanity style sink and WC. Fully tiled walls.

BEDROOM FOUR

14' 9" x 11' 0" (4.5m x 3.35m) This first floor bedroom is open plan to another useful room. Open stairs, Velux window and plenty of room for storage.



OCCASIONAL ROOM

12' 8" x 11' 4" (3.86m x 3.45m) with Velux and gable window.

BEDROOM ONE

11' 11" x 9' (3.63m x 2.74m) Fitted bedroom furniture. Window to the rear.

BEDROOM TWO

8' 10" x 7' (2.69m x 2.13m) Window to the rear.

BEDROOM THREE

11' 11" x 11' 11" (3.63m x 3.63m) Opening to an additional room with potential to separate. Fitted mirrored wardrobes and patio doors leading to the rear garden.

OCCASIONAL ROOM

13' 2" x 7' 10" (4.01m x 2.39m) Opening from bedroom three with window to the side.

BEDROOM FIVE / OFFICE ROOM

12' 8" x 9' 3" (3.86m x 2.82m) Neighbouring properties have utilised this into an additional bathroom. No window. Currently used as a home





gym.

EXTERNAL

A pleasant garden to the front with a drive for two cars leading to an integral garage. Access to the rear garden from both sides of the property. Rockery area to one side leading to an ornamental fish pond. Large paved seating area and lawned gardens.

ADDITIONAL COMMENTS

** Please note ** All photographs are supplied by the vendor

DIRECTIONS:

Leave the clayton office and turn right, take your fourth exit at the roundabout into Bradford Road, continue along this road passing St Anthony's School on your left. Take your next left into Woodvale Way.



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+) A | | |
| (81-91) B | | |
| (69-80) C | | 80 |
| (55-68) D | 62 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive | |

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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 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.