

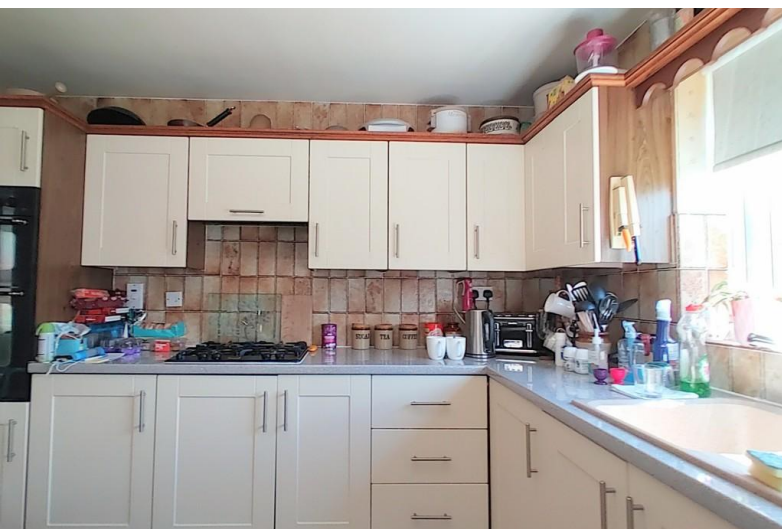


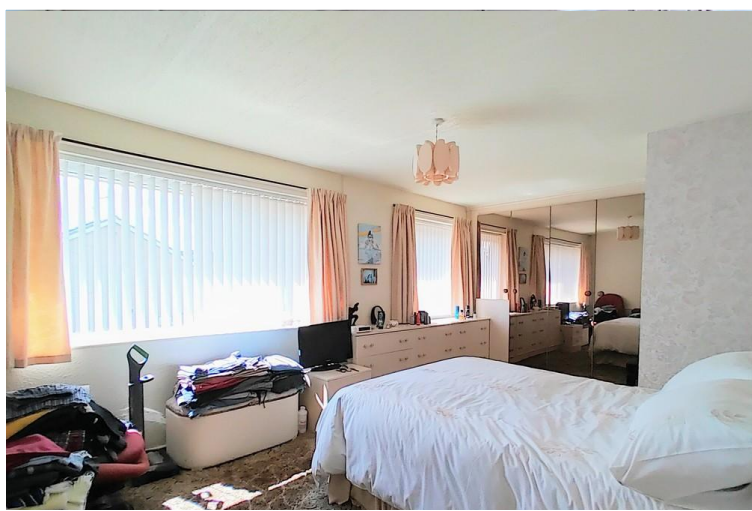
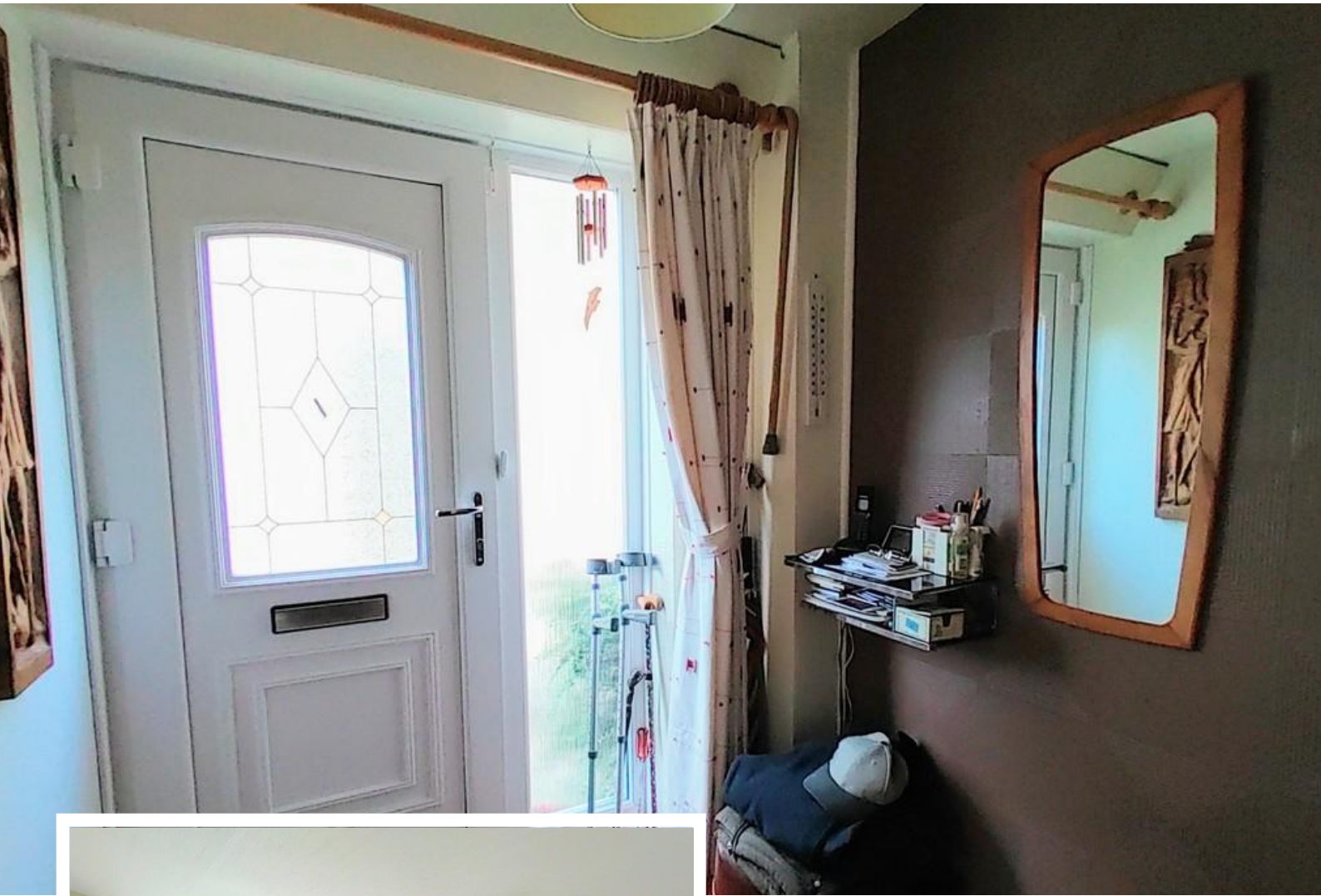
25 Crestville Terrace

- THREE BEDROOM SEMI DETACHED
- GAS CENTRAL HEATING
- UPVC DOUBLE GLAZING
- GARDENS FRONT & REAR

£180,000

EPC Rating '58'





Property Description

**** SPACIOUS THREE BEDROOM SEMI-DETACHED ****
This larger than average semi-detached is located in Clayton and benefits from three double bedrooms, 17' lounge, garage, gas central heating, UPVC double glazing and low maintenance gardens to the front and rear. A super property in a good location, close to local village amenities and access to the city centre and motorway networks. Briefly comprising of: Hall, Lounge-Diner, Kitchen, Three Double Bedrooms, Bathroom, Gardens, Driveway & Garage.

ENTRANCE HALL

A side entrance door and window leads into the hallway with stairs off to the first floor and access to the ground floor accommodation.

LOUNGE/DINER

17' 8" x 13' 2" (5.38m x 4.01m) A spacious reception room with double width French doors that lead out to the rear garden. Ample space for a dining table, living flame gas fire set in a stone surround and a central heating radiator.



KITCHEN

10' 3" x 8' 9" (3.12m x 2.67m) A fitted kitchen with a good range of base and wall units, working surfaces and splashback tiling. Plumbing for a washing machine and an integrated Stoves double electric oven and a four ring Stoves gas hob. Windows to the front and side elevations, plus a useful pantry cupboard. Central heating radiator.

FIRST FLOOR

A spacious landing area with fitted cupboard, radiator and a drop-down ladder to the loft space.

BEDROOM ONE

16' 1" x 10' 4" (4.9m x 3.15m) A large bedroom with two windows to the front that could possibly be split to create a fourth bedroom. Fitted wardrobes, three sets of fitted drawers and a central heating radiator.

BEDROOM TWO

10' 8" x 9' 3" (3.25m x 2.82m) Fitted wardrobes, overhead cupboards and drawers. Window to the rear and a central heating radiator.

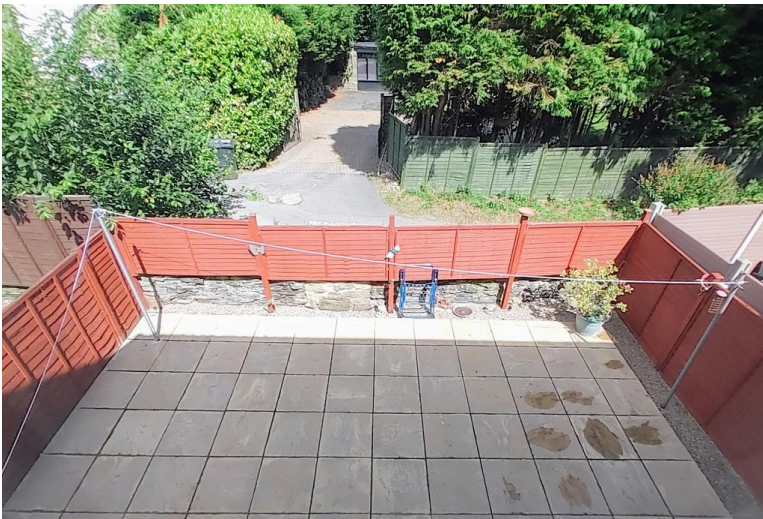
BEDROOM THREE

10' 6" x 8' 3" (3.2m x 2.51m) Window to the rear and a central heating radiator.



BATHROOM

A recently refurbished 'Wet Room' comprising of a large walk-in shower enclosure with glass screen and a thermostatic Rainfall shower. WC and wash basin set into a vanity unit with storage below. Chrome heated towel rail, aquaboard ceiling with inset spotlights, tiled walls & floor and a window to the side elevation.



EXTERNAL

To the front of the property is off-road parking for one car, low maintenance artificial grass and gravel areas. To the rear is a private and enclosed garden, with a fully flagged patio. Fence and hedge boundary.

GARAGE

'Up and over' door, central heating boiler and power & light. Some neighbouring properties have converted the garage and made an additional reception room.





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.

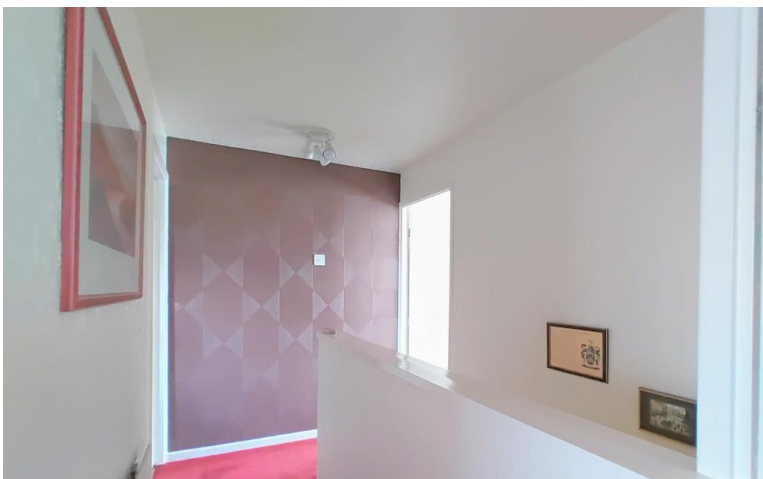


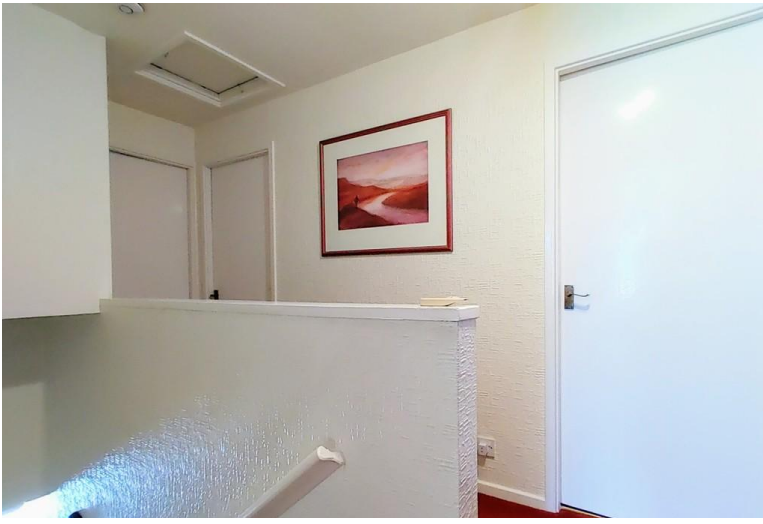
VALUATION: If you are thinking of selling your home, why not contact one of our offices now for a FREE VALUATION strictly without any obligation. Contact us on Bradford (01274) 880019.

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		83
(69-80)	C		
(55-68)	D	58	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			

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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