

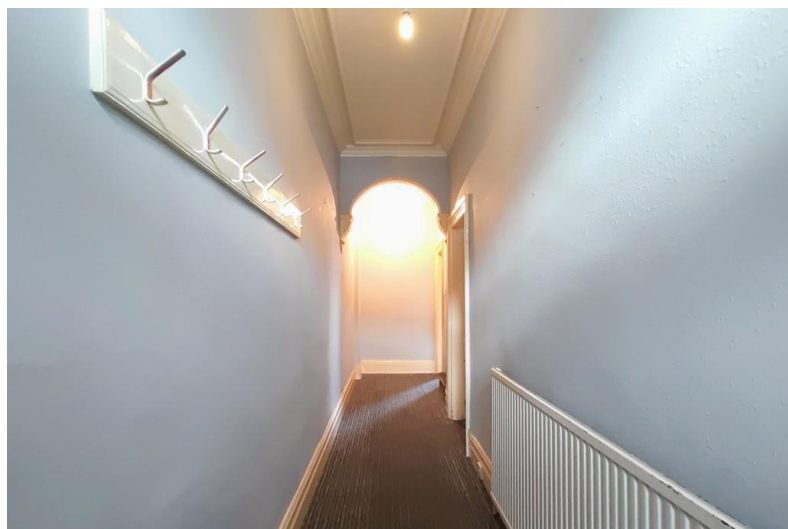


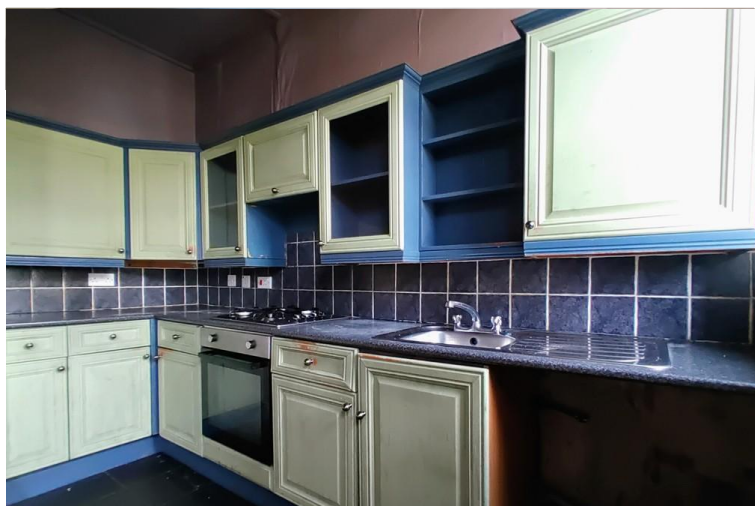
11 Selborne Villas

- FIVE BEDROOM MID-TERRACE
- CHARACTER PROPERTY
- LARGE ROOMS
- GAS CENTRAL HEATING

£195,000

EPC Rating '51'





Property Description

**** LARGE & IMPOSING FIVE BEDROOM CHARACTER TERRACE ** SPACIOUS ACCOMMODATION ACROSS THREE FLOORS, PLUS CELLARS ** SOME UPDATING REQUIRED ** SOLD WITH NO CHAIN **** This impressive and characterful family home has masses of space for a growing family and is located in Clayton, Bradford. Benefitting from large rooms, Gas CH, UPVC DG, two bathrooms, two reception rooms, cellars and an enclosed rear garden. Conveniently located with schools, and amenities close by. Briefly comprising of: Entrance Hall, Lounge, Dining Room, Kitchen, two Cellar rooms, large first floor Landing, three Bedrooms & Bathroom, second floor - large Landing, two Bedrooms & Shower Room. Gardens front & rear.

ENTRANCE HALL

22' 3" x 4' 4" (6.78m x 1.32m) A long entrance hall with feature decorative archway, stairs off to the first floor and a central heating radiator.



LOUNGE

15' 10" x 12' 5" (4.83m x 3.78m) Original and intricate deep ceiling coving, ceiling rose and deep skirting boards. Open fireplace, bay window to the front and two central heating radiators.

DINING ROOM

15' 2" x 11' 10" (4.62m x 3.61m) Window and exterior door to the rear garden. Open fireplace, ceiling coving and ceiling rose. Open arch through to the kitchen, plus a central heating radiator and door to the cellar.

KITCHEN

11' 5" x 4' 4" (3.48m x 1.32m) Fitted with a range of base and wall units, laminate work surfaces and splashback tiling. Electric Oven, gas hob and a stainless steel sink & drainer. Window to the rear.

CELLAR ROOM ONE

15' 3" x 11' 7" (4.65m x 3.53m) Offering great potential and benefitting from a window and exterior door. Original stone floor and central heating boiler.

CELLAR ROOM TWO

11' 5" x 4' 5" (3.48m x 1.35m) Original stone shelving.

FIRST FLOOR LANDING

16' 8" x 5' 3" (5.08m x 1.6m) Open spindle ballustrade, fitted cupboards, radiator and stairs to the second floor.



BEDROOM ONE

15' 1" x 11' 9" (4.6m x 3.58m) Window to the rear and a central heating radiator.

BEDROOM TWO

12' 7" x 9' 8" (3.84m x 2.95m) Window to the front and a central heating radiator.

BEDROOM THREE

12' 7" x 6' 6" (3.84m x 1.98m) Window to the front and a central heating radiator.



BATHROOM

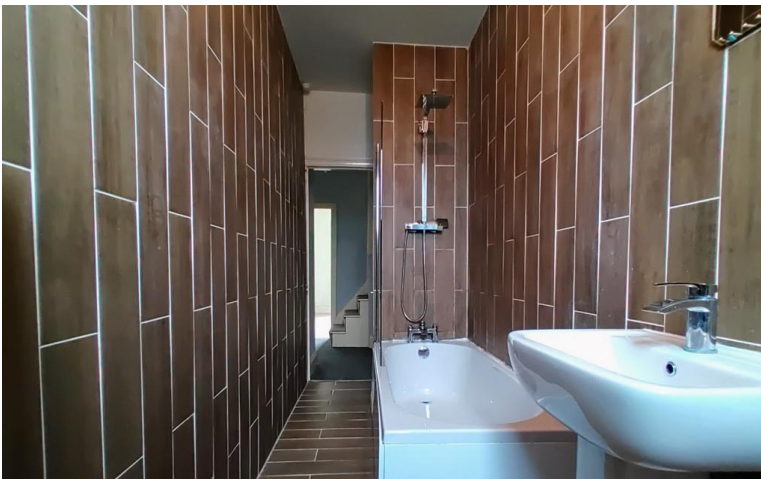
12' 9" x 4' 2" (3.89m x 1.27m) Modern fully tiled bathroom comprising of a panelled bath with thermostatic shower over and glass screen, pedestal wash basin and WC. Chrome heated towel rail, open shelving and a window to the rear.

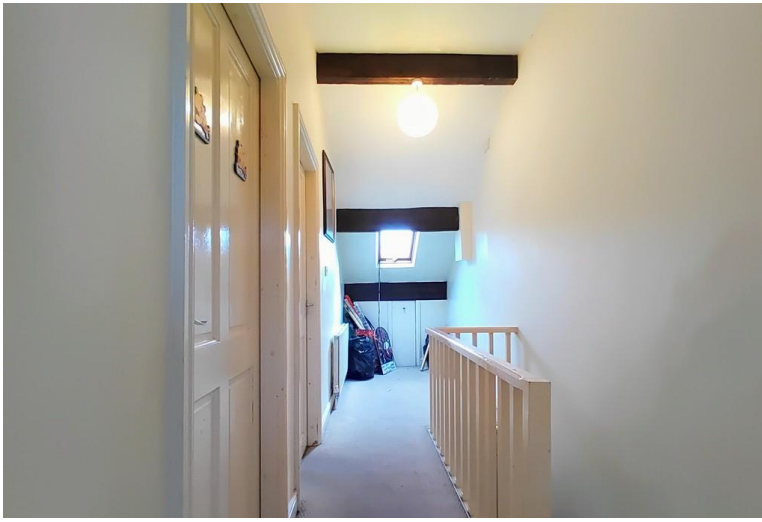
SECOND FLOOR LANDING

17' 4" x 5' 1" (5.28m x 1.55m) Ample space for a desk or work area, exposed beams and a velux window.

BEDROOM FOUR

12' 3" x 11' 3" (3.73m x 3.43m) Velux window and a central heating radiator.





BEDROOM FIVE

12' 8" x 11' 3" (3.86m x 3.43m) Velux window and a central heating radiator.

SHOWER ROOM

Corner shower cubide with rainfall shower, pedestal washbasin and WC. Part-tiled walls, chrome heated towel rail and a velux window.

EXTERNAL

To the front of the property is a small low maintenance garden and to the rear is an enclosed, walled garden with artificial grass and decking.



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	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive	

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.