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2 Staverton Grove

- EXECUTIVE DETACHED
- FOUR BEDROOMS
- MASTER EN-SUITE
- LARGE CONSERVATORY

Offers Over £335,000
EPC Rating '54'



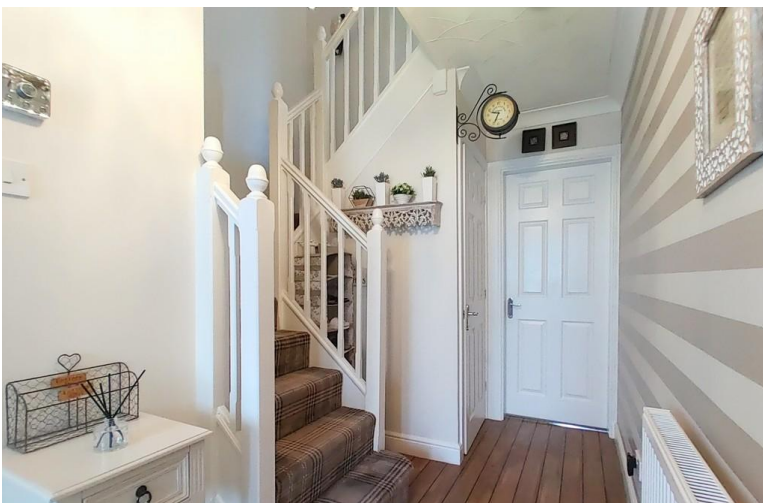
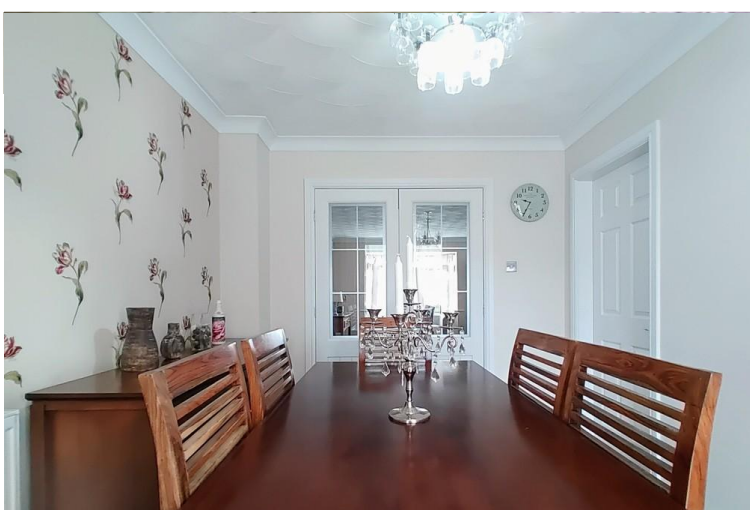


Property Description

**** IMPRESSIVE FOUR BEDROOM DETACHED ****
IMMACULATELY PRESENTED ** QUALITY FIXTURES & FITTINGS ** CONSERVATORY ** CUL-DE-SAC LOCATION ** This spacious family home is sure to impress and boasts two reception rooms plus conservatory, utility room, store room, impressive bathrooms and a corner plot! The current owners have renovated the property to a high standard in recent years and this ideal family home benefits from new bathroom suites, a quality fitted kitchen, separate utility room, Karndean flooring and is in good decorative order throughout. Briefly comprising of: Entrance Hall, WC, Lounge, Dining Room, Kitchen, Conservatory, Utility Room, Store Room, First Floor Landing, Four Bedrooms, Master Ensuite and a Family Bathroom. Outside the property there are gardens front and rear, plus off-road parking.

ENTRANCE HALL

The front entrance door leads in to the hallway with stairs off to the first floor, doors to the WC, lounge and kitchen, central heating radiator and Karndean flooring. Useful under-stairs store cupboard.





WC

Ground floor WC with washbasin set in a vanity unit, Karndean flooring and a central heating radiator.

LOUNGE

17' 4" x 11' 7" (5.28m x 3.53m) Bay window to the front elevation and double doors leading to the dining room, two wall light points, central heating radiator and a modern glass-fronted gas fire with granite hearth and a modern surround.

DINING ROOM

11' 0" x 8' 7" (3.35m x 2.62m) Patio sliding doors lead to the conservatory, door to the kitchen and a central heating radiator.

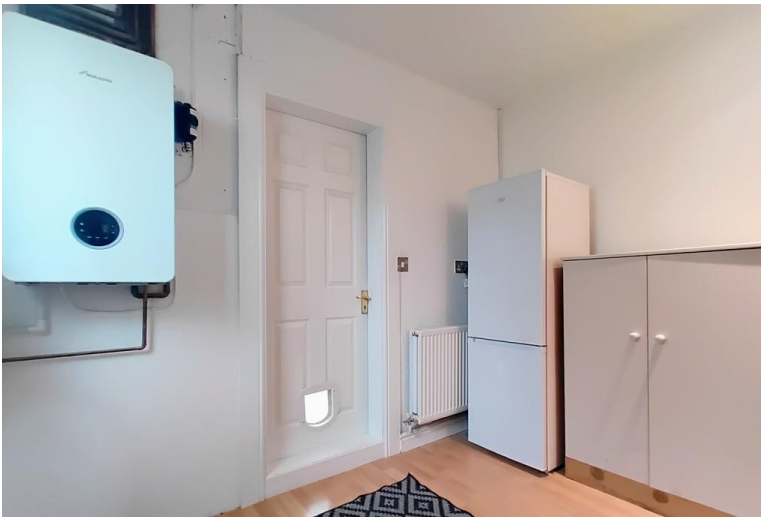


CONSERVATORY

11' 3" x 11' 1" (3.43m x 3.38m) A white UPVC conservatory with French doors leading to the rear garden and a central heating radiator.

KITCHEN

11' 9" x 10' 8" (3.58m x 3.25m) Fitted kitchen with a good range of base and wall units, laminated work surfaces and complimentary splashback tiling, plus a central island unit with breakfast bar. Integrated appliances include; dishwasher, fridge, electric double oven, halogen hob and extractor above. One and a half bowl composite sink and drainer with mixer tap, ceiling spotlights, downlighters and a tiled floor. Window to the rear elevation overlooking the garden.



UTILITY ROOM

8' 7" x 5' 9" (2.62m x 1.75m) Fitted with base and wall units, work-surface and wall tiling. Plumbing for a washing machine and space for a tumble dryer. Exterior door and window to the rear elevation. Door to a partial garage conversion.

STORE ROOM

9' 5" x 7' 9" (2.87m x 2.36m) Occupying half of the original garage space is this converted and very useful store room. Benefitting from a central heating radiator, the central heating boiler and a door to the side elevation. Door to the front half of the garage space.



FIRST FLOOR

Landing area with access to all bedrooms and a useful store cupboard. Access to a part boarded loft and open spindle balustrade leading up from the hallway.



BEDROOM ONE

12' 9" x 9' 9" (Measurement taken from the wardrobe front) (3.89m x 2.97m) Fitted with a good range of wall-to-wall wardrobes, drawers and cupboards. Window to the front elevation, central heating radiator and a door to the ensuite.

ENSUITE

A fully tiled ensuite shower room, comprising of a shower cubicle with thermostatic shower and glass door, washbasin set in a floating unit with drawer and a push button WC. Window to the side elevation, ceiling spotlights and a central heating radiator.



BEDROOM TWO

10' 9" x 9' 0" (3.28m x 2.74m) Two double fitted wardrobes, window to the rear elevation and a central heating radiator.

BEDROOM THREE

11' 7" x 7' 1" (3.53m x 2.16m) Window to the rear elevation and a central heating radiator.

BEDROOM FOUR

10' 11" narrowing to 7' 2" x 9' 2" (3.33m x 2.79m) Window to the front elevation and a central heating radiator.

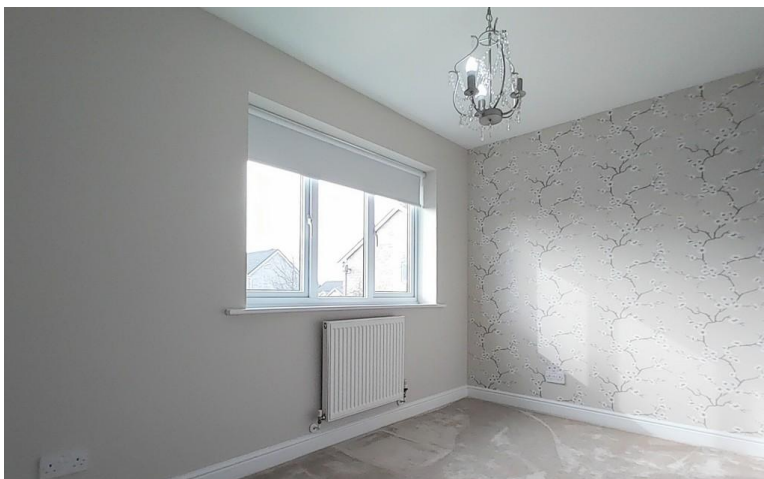


BATHROOM

A superb family bathroom with feature wall tiling and black crittall style fittings. Comprising of; washbasin set in a large vanity unit with several drawers and cupboards plus granite work top, push button WC and a panelled bath with shower screen, waterfall tap, rainfall shower and a handheld attachment. Laminate flooring, black heated towel rail and a window to the side elevation.

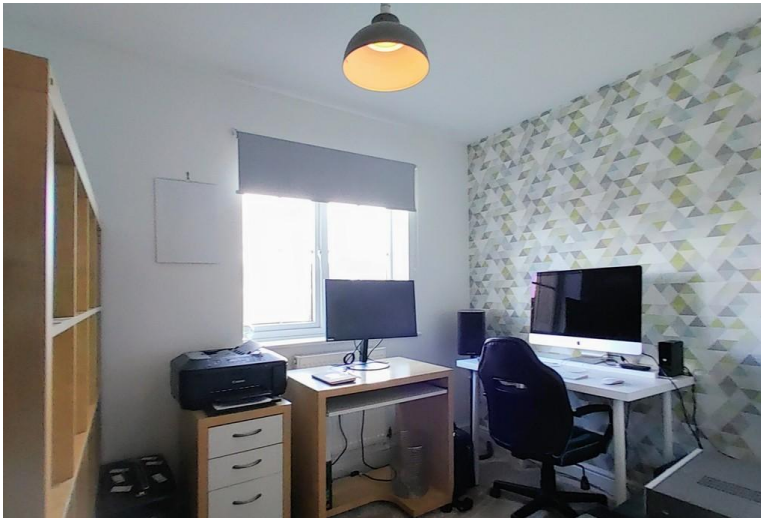
EXTERNAL

The property sits on a corner plot and to the front there is a lawn with flower beds and off-road parking. Further parking is available at the front and side of the property. A gate at one side leads to the rear garden that is fully enclosed and benefits from a paved patio, lawn, outside tap and garden shed.



GARAGE SPACE

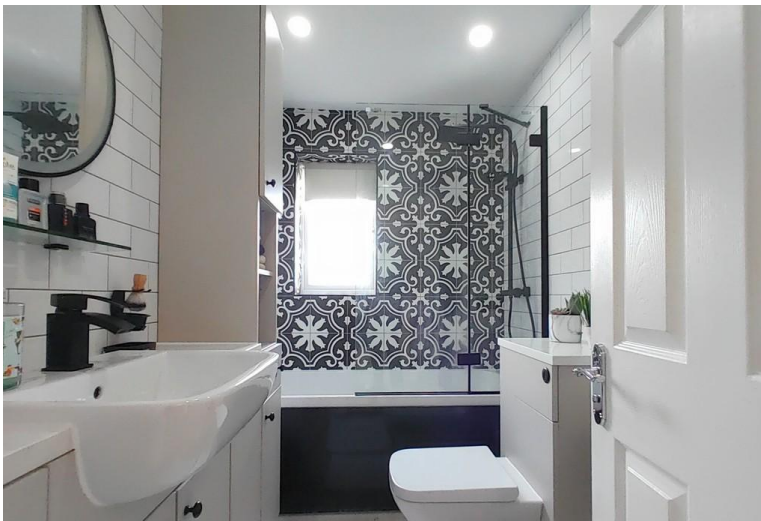
The original garage has been split in two. The rear half is fully converted and the front half still has the original 'up and over' door and is suitable for storage only.



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		
A (92+)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)	54	
F (21-38)		
G (1-20)		
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 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