



6 Harry Lane

- THREE BEDROOM TOWNHOUSE
- WELL PRESENTED
- RURAL VIEWS
- MODERN KITCHEN

£190,000

EPC Rating '67'





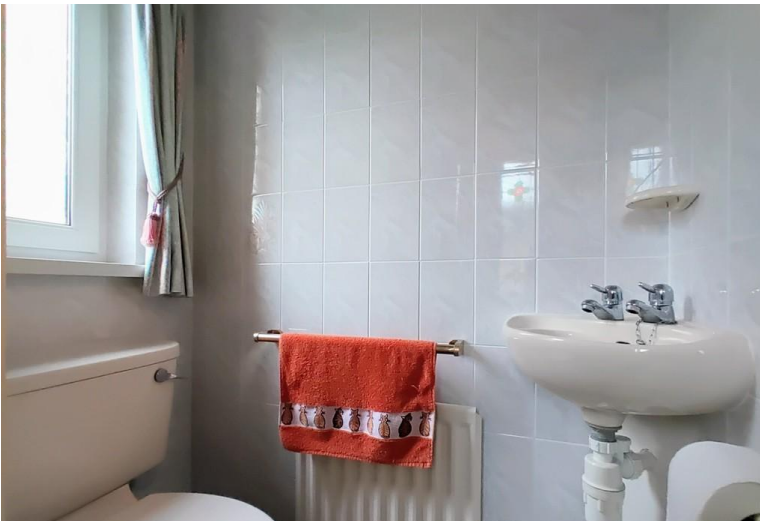
Property Description

**** MODERN THREE BEDROOM TOWNHOUSE ****
LARGE INTEGRAL GARAGE ** RURAL VIEWS **
SOUGHT-AFTER LOCATION ** Whitney's are delighted to offer for sale this desirable property in Clayton village, just off The Avenue. Well presented throughout and offering off-road parking, gardens & garage. Further benefitting from a ground floor WC, three good-sized bedrooms, gas central heating, UPVC double glazing, low maintenance gardens, a quiet cul-de-sac position and lovely open views.

Briefly comprising of; Entrance Hall, Lounge/Diner, Kitchen, WC, First floor - three Bedrooms & Bathroom. Garden to the rear and off-road parking to the front along with a paved patio area and access to a large garage. The garage has a window and door to the rear and offers further potential. View now!

ENTRANCE HALL

Stairs lead off to the first floor with open spindle balustrade, central heating radiator and doors off to the lounge, WC and a useful store cupboard.



LOUNGE/DINER

16' 3" x 12' 6" (4.95m x 3.81m) French doors lead out to the rear garden and a door to the kitchen. There are three wall light points, under-stairs storage cupboard and an electric fire set on a granite plinth.

KITCHEN

9' 7" x 7' 3" (2.92m x 2.21m) Modern base and wall units in a cream gloss finish with contrasting work-surfaces and matching upstands. Integrated appliances include a fridge, washing machine, microwave, electric oven and a gas hob with extractor. Tiled floor, central heating radiator and a window to the front elevation.



WC

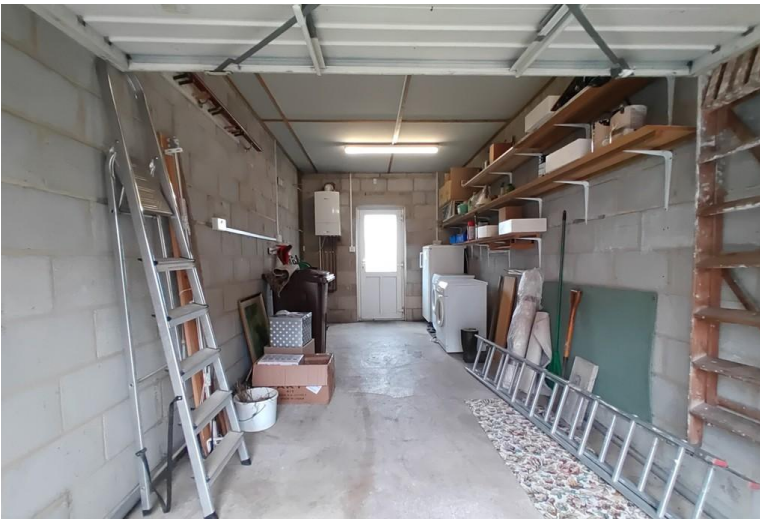
Ground floor WC with window to the front elevation, washbasin and a low flush WC. Central heating radiator.

FIRST FLOOR

Landing area with loft access and a window to the side elevation.

BEDROOM ONE

20' 5" x 9' 3" (6.22m x 2.82m) A spacious master bedroom with windows to the front and rear and a range of fitted furniture to include four double wardrobes, two sets of drawers and a dressing table. Two central heating radiators.



BEDROOM TWO

13' 4" x 8' 3" (4.06m x 2.51m) Currently used as a dining room. Window to the front elevation, central heating radiator and a cupboard with shelving.

BEDROOM THREE

9' 8" x 8' 9" (2.95m x 2.67m) Fitted double wardrobe and drawers, window to the rear elevation and a central heating radiator.

BATHROOM

Three piece bathroom suite comprising of a panelled bath with thermostatic shower over, pedestal washbasin and WC. Fully tiled walls, central heating radiator, extractor fan and a window to the rear elevation.



EXTERNAL

To the front of the property is a off-road parking and an open plan patio area. At the rear is an enclosed garden with lawn, flowerbeds and is abutting open fields.



GARAGE

20' 4" x 8' 9" (6.2m x 2.67m) 'Up and over' door to the front and a UPVC window and door to the rear elevation. Housing the central heating boiler. The garage runs the full depth of the house and offers further potential.

PURCHASE DETAILS:

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



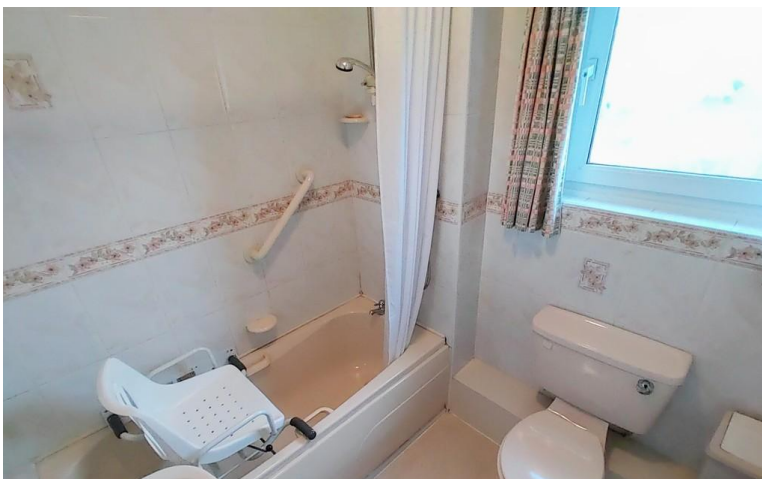
Once you are interested in purchasing this property, ideally call in person or telephone this office to discuss your offer, we would suggest that this is done before contacting a bank, building society or solicitor as any delay could result in the property being sold to someone else and any survey and 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		81
(69-80)		
C		
(55-68)	67	
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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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.