



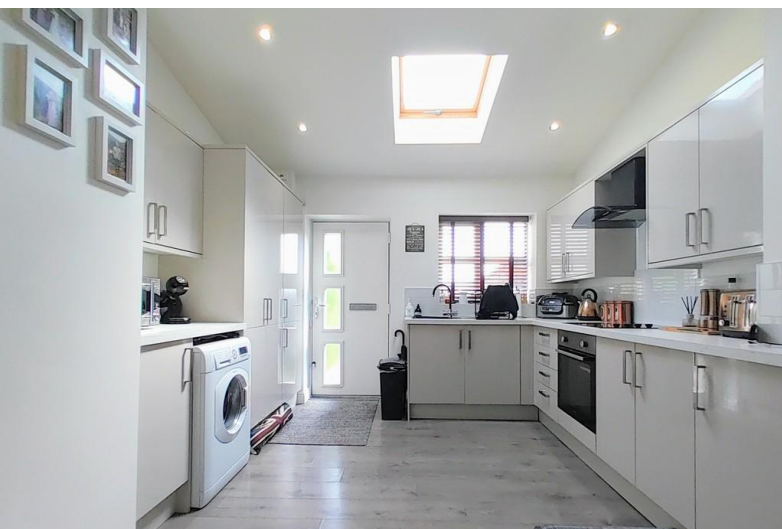
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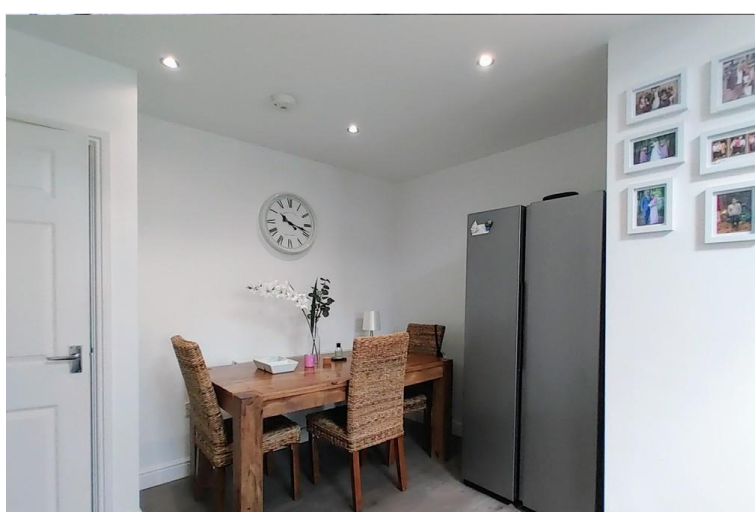
61 Oakleigh Avenue

- TWO BEDROOM MID TERRACE
- KITCHEN EXTENSION
- GAS CENTRAL HEATING
- UPVC DOUBLE GLAZING

£145,000

EPC Rating '75'



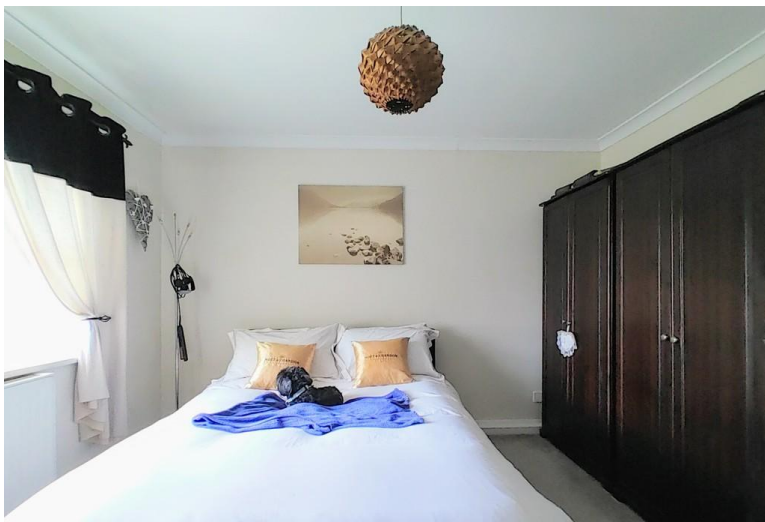


Property Description

**** TWO BEDROOM MID-TOWNHOUSE ****
IMPRESSIVE KITCHEN EXTENSION ** WELL PRESENTED THROUGHOUT ** CLAYTON VILLAGE LOCATION ** Whitney's are pleased to offer for sale this super property that boasts a modern 'wow factor' dining-kitchen extension and a 16' living room. Located in a cul-de-sac position with village amenities close by and easy access to schools, city centre and motorway networks. Well presented throughout and briefly comprising of: Dining Kitchen, Inner Hallway, Lounge, Two Bedrooms & Bathroom. Garden to the front. **VIEW NOW!**

KITCHEN/DINER

17' 9" x 11' 0" (5.41m x 3.35m) A great entertaining space with designated dining and kitchen areas. Fitted with a good range of modern pale grey units, laminated work-surfaces and complimentary splash-back tiling. Integrated electric oven and hob with extractor above and plumbing for a washing machine. Velux window, window to the rear, grey wood-effect laminate flooring and a central heating radiator.



INNER HALL

Useful under-stairs storage cupboard and a door to the lounge.

LOUNGE

16' 3" x 11' 2" (4.95m x 3.4m) A good-sized reception room with a large bay window and open stairs to the first floor. Living flame gas fire set in a modern surround and a central heating radiator.

FIRST FLOOR

Landing area with access to the loft space.

BEDROOM ONE

11' 3" x 11' 3" (3.43m x 3.43m) Window to the rear and a central heating radiator.

BEDROOM TWO

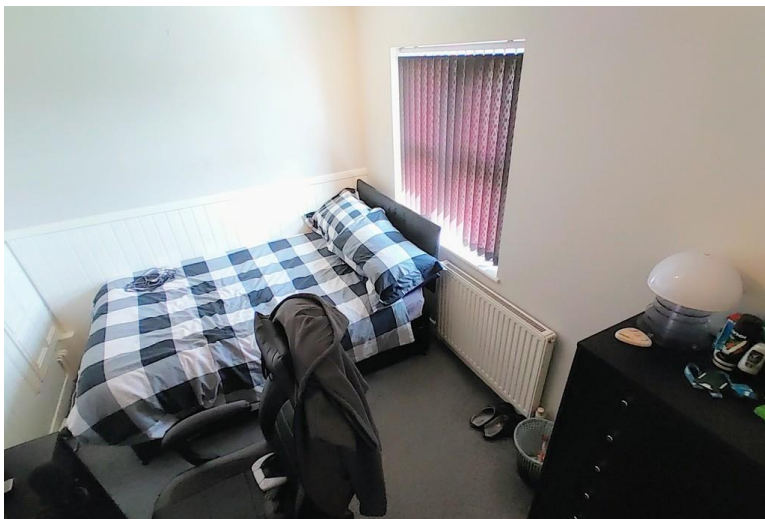
11' 3" x 8' 3" (3.43m x 2.51m) Window to the front elevation, central heating radiator and two fitted cupboards.

BATHROOM

8' 0" x 5' 5" (2.44m x 1.65m) A fully tiled bathroom comprising of a panelled bath with thermostatic shower over, WC and a pedestal wash-basin. Heated towel rail and an extractor fan.

EXTERNAL

Enclosed patio garden to the front with a paved seating area, artificial grass and a garden shed. On-road parking.



PURCHASE DETAILS:

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

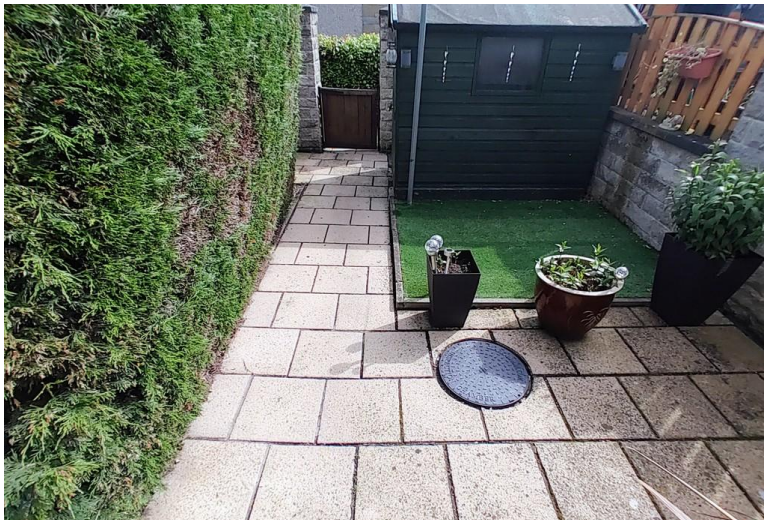
Once you are interested in purchasing this property, ideally call in person or telephone this office to discuss your offer, we would suggest that this is done before contacting a bank, building society or solicitor as any delay could result in the property being sold to someone else and any survey and legal fees being unnecessarily incurred.

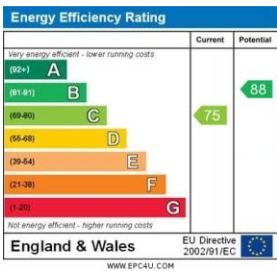
VALUATION: If you are thinking of selling your home, why not contact one of our offices now for a FREE VALUATION strictly without any obligation. Contact us on Bradford (01274) 880019.



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.





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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