



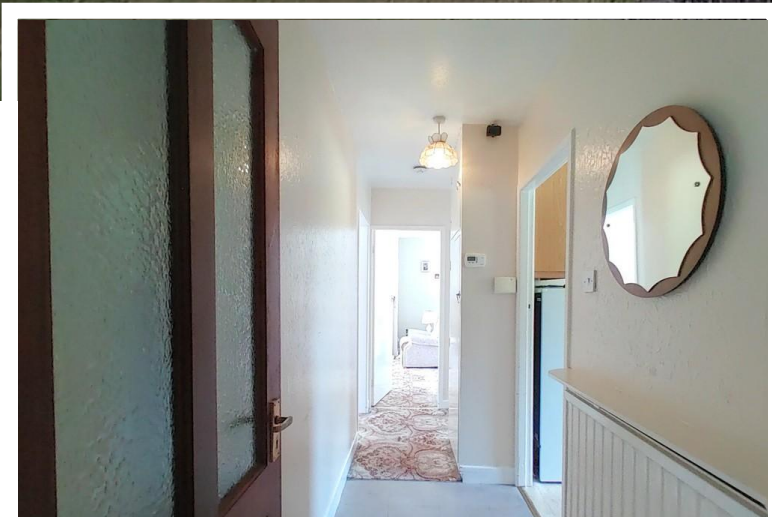
30 Uplands Grove

- TRUE BUNGLAOW
- TWO BEDROOMS
- CONSERVATORY
- WELL MAINTAINED

£190,000

EPC Rating '62'





Property Description

**** SUPERB TWO BEDROOM SEMI-DETACHED BUNGALOW ** SET ON A VERY LARGE PLOT ** ABUTTING OPEN FIELDS ** RURAL VIEWS ** LARGE ATTACHED GARAGE **** Whitney's are pleased to offer for sale this highly desirable true bungalow at Clayton Heights. Boasting a very large rear garden, gas central heating, majority UPVC double glazing, conservatory and a large attached garage that offers great potential. Internally the property has been well maintained and briefly comprises of: Entrance Hall, Dining Kitchen, Lounge, two Bedrooms, Conservatory and a Bathroom. The large garage will accommodate two cars and benefits from a utility room, electric remote control door and a door out to the rear garden. We are expecting a high demand for this property due to the huge amount of potential with the property and the large rear garden. View now!

ENTRANCE HALL

An 'L' shape entrance hall gives access to all rooms and benefits from a storage cupboard and a central heating radiator.



KITCHEN/DINER

11' 0" x 8' 10" (3.35m x 2.69m) Fitted with a range of base and wall units, laminated work surfaces and splashback wall tiling. There is a gas cooker point, stainless steel sink and drainer, plus a useful pantry/storage cupboard. Central heating radiator and the central heating boiler. A window to the rear affords a lovely view of the garden.

LOUNGE

11' 9" x 15' 8" narrowing to 11' 9" (3.58m x 4.78m) Square bay window to the front elevation, four separate radiators and a living flame gas fire with a marble and oak fire surround.



BEDROOM ONE

11' 9" x 11' 9" (3.58m x 3.58m) Window to the front elevation and a central heating radiator.

BEDROOM TWO

11' 9" x 9' 9" (3.58m x 2.97m) Central heating radiator and sliding patio doors leading to the conservatory. Currently used as a sitting room.

BATHROOM

A fully tiled bathroom comprising of a panelled bath with a thermostatic shower over, pedestal washbasin and WC. Window to the rear and a central heating radiator.



CONSERVATORY

12' 2" x 5' 7" (3.71m x 1.7m) UPVC windows and a door to the rear garden. Accessed via bedroom two.

LOFT

Access to a partially boarded loft space via a drop-down ladder in the kitchen.

GARAGE

22' 0" x 18' 8" narrowing to 11' 0" (6.71m x 5.69m) A large attached garage with utility room to the rear, electric remote control door, power and light, plus doors leading into the house and the rear garden. The owner advises that before the utility room was erected, the garage could accommodate three cars.

UTILITY ROOM

10' 1" x 5' 7" (3.07m x 1.7m) Situated at the back of the garage. Washing machine plumbing and a window to the rear elevation.

EXTERNAL

To the front of the property is an open plan driveway for one to two cars and a low maintenance garden area with flowerbeds. At the rear is a large, private garden, mainly laid to lawn and with a good range of trees, shrubs and a flowerbed. Over the rear wall is a small lane/footpath and long range rural views across open countryside.





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+)	86
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
66	
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.