



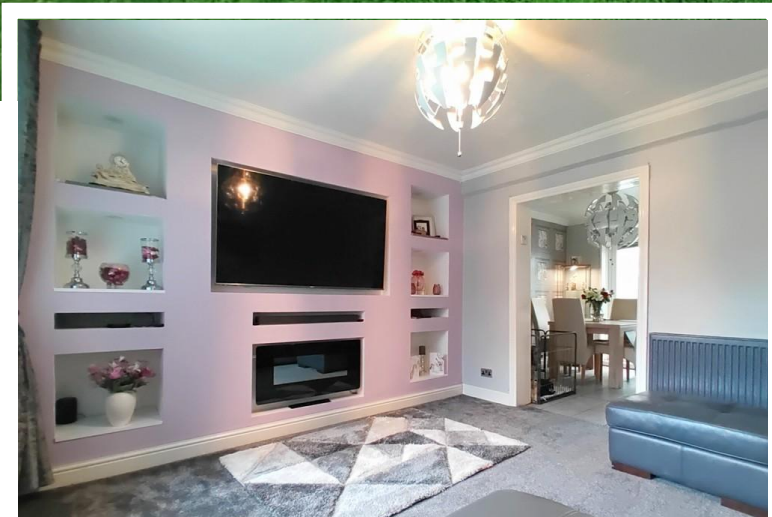
## 38 Tanton Crescent

- THREE BEDROOM SEMI-DETACHED
- EX-LOCAL AUTHORITY
- LARGE CORNER PLOT
- CONSERVATORY

**£164,950**

EPC Rating '69'





## Property Description

**\*\* WELL PRESENTED THREE BEDROOM SEMI-DETACHED \*\* LARGE CONSERVATORY & TWO RECEPTION ROOMS \*\* LARGE CORNER PLOT \*\***  
Whitney's are pleased to offer for sale this spacious and well presented family home in Clayton, with a huge front garden, modern fitted kitchen and a cul-de-sac location. Further benefitting gas central heating, UPVC double glazing and plenty of space for a growing family. Briefly comprising of: Entrance Hall, Lounge, Dining Room, Conservatory, Kitchen, first floor Landing, Three Bedrooms and a family Bathroom. Gardens front & rear.

### HALLWAY

A UPVC front door leads into the hallway with a tiled floor, stairs off to the first floor, central heating radiator and a door to the kitchen.



#### KITCHEN

12' 6" x 10' 4" (3.81m x 3.15m) A modern White fitted kitchen with a good range of base and wall units, laminated work surfaces and splashback wall tiling. Integrated appliances include; a five ring gas hob, electric oven, extractor canopy and a dishwasher. Plumbing for a washing machine and space for a tumble dryer. Tiled floor, window to the rear and a side entrance door.

#### DINING ROOM

11' 0" x 8' 8" (3.35m x 2.64m) Tiled floor, opening to the lounge and French doors to the Conservatory. Central heating radiator.



#### LOUNGE

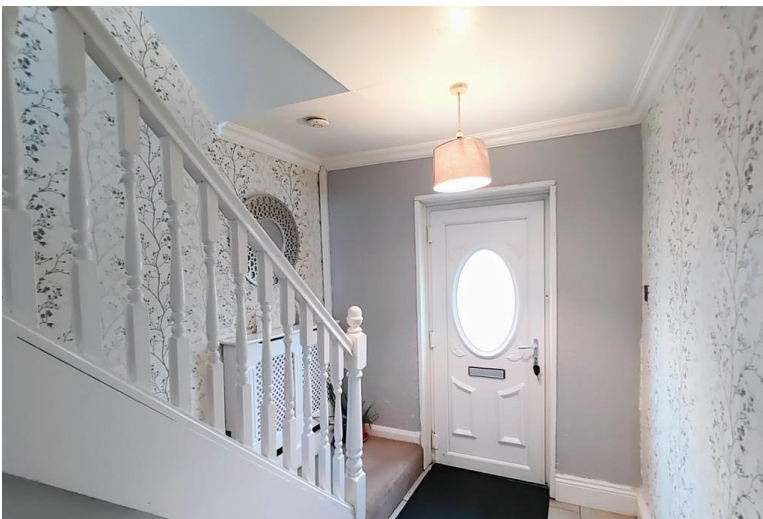
13' 5" x 11' 8" (4.09m x 3.56m) The lounge benefits from a modern media wall with recessed shelving and spotlighting, plus space for a large TV. Window to the front elevation and a central heating radiator.

#### CONSERVATORY

14' 5" x 9' 6" (4.39m x 2.9m) A good-sized white UPVC conservatory with a central heating radiator and double doors out to the rear garden.

#### FIRST FLOOR

Landing area with a window to the side elevation, airing cupboard and loft hatch.



#### BEDROOM ONE

11' 8" x 11' 1" (3.56m x 3.38m) Fitted wardrobes, window to the front elevation and a central heating radiator.

#### BEDROOM TWO

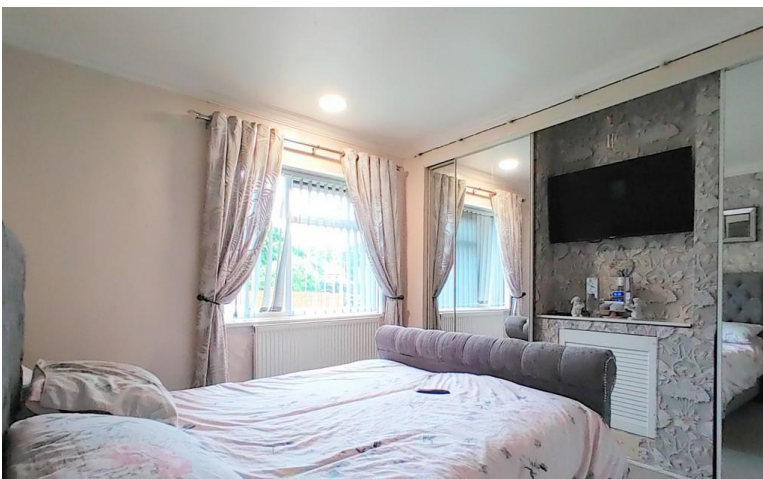
11' 2" x 10' 5" Max. (3.4m x 3.18m) Window to the rear elevation and a central heating radiator.

#### BEDROOM THREE

11' 8" x 9' 1" narrowing to 5' 9" (3.56m x 2.77m) Window to the front elevation, fitted cupboard and a central heating radiator.

#### BATHROOM

7' 6" x 7' 1" (2.29m x 2.16m) Four piece white bathroom suite comprising of a corner bath with seat and shower tap, push-button WC, pedestal washbasin and a corner shower cubicle with a rainfall shower. Fully tiled walls and a window to the rear elevation.



#### EXTERNAL

To property sits on a large plot, consisting of a smaller rear garden with decking and a gravel area, further area with the side with a high brick wall and a brick-built outhouse. To the front is a large, enclosed lawned garden with a fenced boundary. The front/side of the property offers great 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.

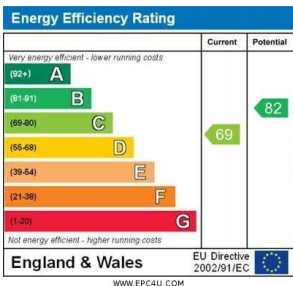


**RENT-A-HOUSE:** Thinking of renting your HOUSE? FLAT? Contact (01274) 880019 for further details.





38 Tanton Crescent, Clayton, Bradford, BD14 6HB NOT TO SCALE For layout guidance only



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