



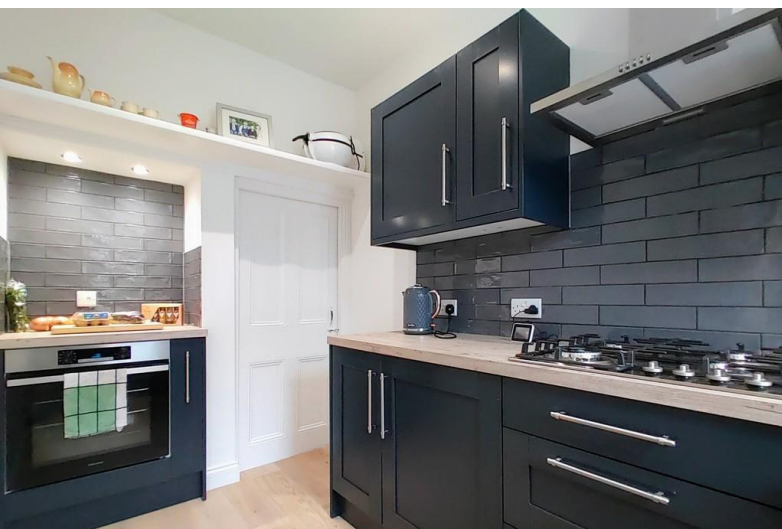
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5 Cambridge Street

- THREE BEDROOM MID-TERRACE
- BACK-TO-BACK
- RENOVATED THROUGHOUT
- IMMACULATE CONDITION

£165,000

EPC Rating '64'





Property Description

**** WOW! ** STUNNING THREE BEDROOM MID TERRACE ** FULLY RENOVATED ** SUPERB CONDITION ** OPEN FIRE ** CHARACTER FEATURES ** TASTEFULLY APPOINTED **** Located in the heart of Clayton Village close to the park, is this impressive family home that has recently undergone a full programme of modernisation and is set across four levels. The current owner has carried out many improvements, to include a NEW KITCHEN, NEW BATHROOM, NEW BOILER & RADIATORS, NEW FLOORING & REDECORATION, Chimney swept, roof work, new front door, sold wood flooring in the hall and kitchen, the list goes on! Briefly comprising of: Entrance Hall, Kitchen, Lounge, Cellar Room & Utility Room, First Floor - spacious Landing area, Two Bedrooms & Bathroom, Second Floor - Large 21' attic Bedroom. Patio garden to the front. A great location with schools and a variety of amenities all within easy walking distance. View now!



ENTRANCE HALL

A new UPVC front door opens into the hallway with an opening to the kitchen and a new glazed door to the lounge. New solid wood flooring that flows through to the kitchen.

KITCHEN

12' 5" x 6' 1" (3.78m x 1.85m) A modern Navy coloured shaker-style fitted kitchen with subway style tiling and wood effect work surfaces. Stainless steel sink and drainer with pot-washer tap, four ring gas hob, electric oven and extractor canopy. Solid wood floor, door to the cellar, window to the front and inset ceiling spotlights.



LIVING ROOM

17' 4" x 14' 9" (5.28m x 4.5m) A spacious reception room with character features such as a period style ornate wrought iron open-fire, picture rail, coving, ceiling rose and recessed fitted cupboard. Window to the front elevation and a central heating radiator. Stairs to the first floor.

CELLAR ROOM

17' 5" x 5' 9" (5.31m x 1.75m) Stairs leading down from the kitchen, tiled floor and an opening to:

UTILITY ROOM

Utility area with plumbing for a washing machine, space for a tumble dryer, fitted base units, stainless steel sink & drainer and a new wall mounted Worcester central heating boiler. Laminate flooring.



FIRST FLOOR

A spacious landing area with doors off to two bedroom, attic bedroom and the bathroom. Useful storage area with open shelving and hanging rails.

BEDROOM ONE

14' 9" x 9' 4" (4.5m x 2.84m) A good-sized master bedroom with wall-to-wall fitted wardrobes and mirrored sliding doors. Window to the front elevation, original wrought-iron fireplace and a central heating radiator.



BEDROOM TWO

11' 1" x 6' 1" (3.38m x 1.85m) Window to the front elevation and a central heating radiator.

BATHROOM

A stylish bathroom suite, recently re-fitted with fully tiled walls and floor, and black fittings & accessories. Comprising of a walk-in shower enclosure with glass screen and a rainfall shower, rectangular washbasin sat on a modern black washstand with shelf below and a push-button WC. Black heated towel rail and a window to the front elevation.



SECOND FLOOR

BEDROOM THREE

21' 8" x 11' 8" (6.6m x 3.56m) A large attic bedroom benefitting from a small dormer window and a velux roof window. Open spindle balustrade, exposed beams and access to the eaves. Central heating radiator.

EXTERNAL

To the front of the property is an enclosed patio garden with stone wall boundary and gate.



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		85
(69-80) C		
(55-68) D	64	
(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.