



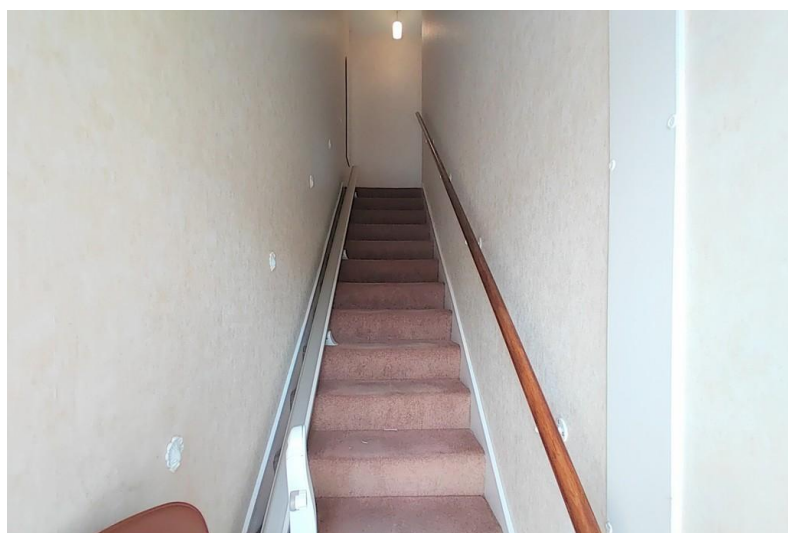
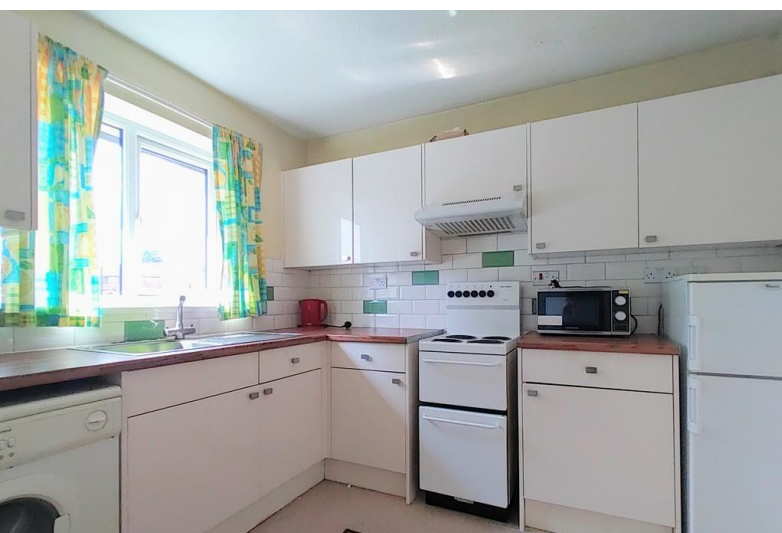
www.whitneys.co.uk

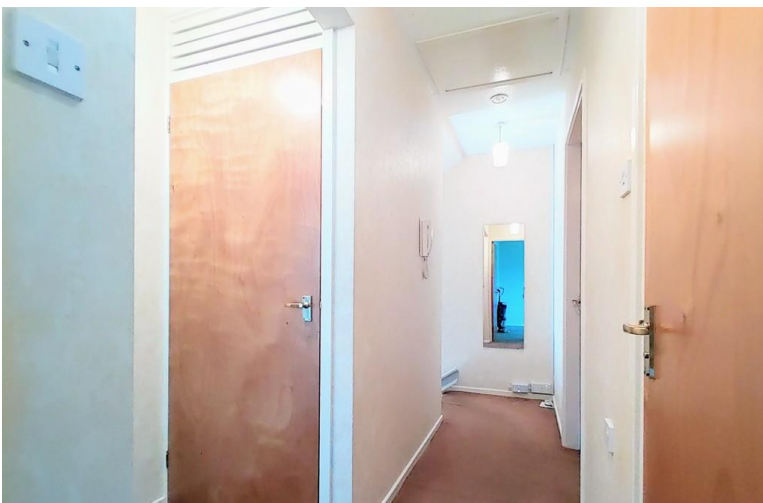
14 May Tree Close

- TWO BEDROOM APARTMENT
- UPVC DOUBLE GLAZING
- SECURE INTERCOM
- 75% SHARED OWNERSHIP

£55,000

EPC Rating '71'





Property Description

**** TWO BEDROOM FIRST FLOOR APARTMENT ** 75% SHARED OWNERSHIP ** OVER 55'S COMPLEX ** MODERN KITCHEN & BATHROOM **** Whitney's are pleased to offer for sale this ideal retirement home in Clayton, set on a pleasant development and offering easy access to bus routes and local amenities. The apartment benefits from NO CHAIN, communal gardens, shared parking area and electric storage heating. The apartment is leasehold and there is a monthly service charge to pay of approx. £97 per month. Briefly comprising of: Entrance Hall with stairs to the first floor, Hallway, Lounge, Kitchen, Two Bedrooms & Bathroom. Communal gardens & shared off-road parking.

ENTRANCE HALL

Entrance hall with stairs to the first floor and a chair-lift that can be removed if not required by the new owner.



HALL

Telephone door intercom system, walk-in storage cupboard, access to an insulated loft space and doors off to both bedrooms, bathroom and the lounge.

LOUNGE

12' 9" x 11' 3" (3.89m x 3.43m) Window to the front elevation and an electric storage heater. Door to the kitchen.

KITCHEN

9' 5" x 7' 8" (2.87m x 2.34m) A fitted kitchen comprising of fitted wall and base units, laminated working surfaces and splashback tiling. Plumbing for a washing machine, stainless steel sink and drainer and spaces for an electric cooker and fridge freezer. Electric fan heater and a window to the front elevation.

BEDROOM ONE

13' 0" x 10' 5" (3.96m x 3.18m) Window to the rear elevation and an electric storage heater.

BEDROOM TWO

9' 7" x 6' 5" (2.92m x 1.96m) Window to the rear elevation and an electric storage heater.

BATHROOM

A fully tiled shower room comprising of a corner shower cubicle with glass door and electric shower, pedestal washbasin and WC. Airing cupboard housing the Economy 7 immersion heater, window to the rear elevation and an electric fan heater.

EXTERNAL

To the front and rear of the property are pleasant, well maintained, communal garden areas and several shared parking spaces.

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.



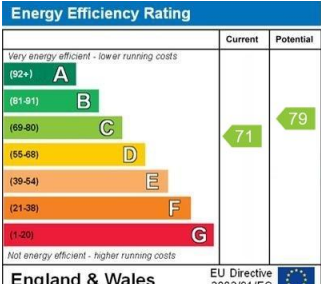


VALUATION: If you are thinking of selling your home, why not contact one of our offices now for a FREE VALUATION strictly without any obligation. Contact us on Bradford (01274) 880019.

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.



11 Green End
Clayton
Bradford
West Yorkshire
BD14 6BA

www.whitneys.co.uk
sales@whitneys.uk.com
01274880019

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are 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