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37 Station Road

- THREE BEDROOM TOWNHOUSE
- GAS CENTRAL HEATING
- UPVC DOUBLE GLAZING
- DRIVEWAY TO THE REAR

£168,000

EPC Rating '71'





Property Description

**** IMMACULATE MODERN TOWNHOUSE ** THREE BEDROOMS ** SUPERB KITCHEN & BATHROOM ** PARKING FOR TWO CARS **** This superb family home is 'ready to move in' and has been well maintained throughout by the current owners. Located in the heart of Clayton Village with schools, shops, park, doctors etc, just a few minutes walk away. Briefly comprising of: Entrance Hall, Lounge, Dining Kitchen, WC, First Floor Landing, Three Bedrooms & Bathroom. Gardens front & rear and two parking spaces. A pristine property in a great location, arrange your viewing now!

ENTRANCE HALL

Stairs leads off to the first floor and there are doors to the ground floor WC and lounge. Central heating radiator.

LOUNGE

16' 6" x 10' 4" (5.03m x 3.15m) Modern electric fire set in a polished stone fire surround, window to the front elevation and a central heating radiator.



KITCHEN/DINER

14' 1" x 8' 7" (4.29m x 2.62m) Designated kitchen area and dining space. Fitted with a modern range of base and wall units, solid wood butchers block working surfaces and 'Alu-splash' black gloss aluminium splashbacks. Integrated microwave, induction hob with extractor above and an electric oven. There is plumbing for a washing machine and a black composite, one and half bowl sink and drainer with mixer tap. A recently replaced central heating boiler, ceiling spotlights, large pantry cupboard, central heating radiator and French door to the rear garden.

WC

A handy ground floor WC with a wall mounted washbasin with storage below, WC, radiator and window to the front elevation.



FIRST FLOOR

An 'L' shaped landing gives access to the first floor accommodation. Open spindle balustrade, airing cupboard and access to a boarded loft with drop-down ladder.

BEDROOM ONE

13' 10" x 9' 7" (4.22m x 2.92m) Fitted with a good range of bedroom furniture to include two double fitted wardrobes, two bedside single wardrobes and overhead cupboards. Two windows to the front elevation and a central heating radiator.



BEDROOM TWO

8' 9" x 7' 8" (2.67m x 2.34m) Window to the rear elevation and a central heating radiator.

BEDROOM THREE

8' 9" x 5' 10" (2.67m x 1.78m) Window to the rear elevation and a central heating radiator.

BATHROOM

An impressive, fully-tiled shower-room comprising of a walk-in shower enclosure with glass screen, thermostatic rainfall shower with hand held attachment, push button WC and a washbasin with built-in storage below. Feature wall tiling, grey vertical radiator, extractor fan and an aqua-board ceiling with inset spotlights.



EXTERNAL

To the front is a well-kept, low maintenance garden with pathway and gravel area with well planted mature shrubs. Stone wall and wrought iron gate. To the rear is a delightful patio garden with paved seating area, lawn and garden shed. Again, well planted with a variety of flowering plants and shrubs. A lockable garden gate leads to the rear off-road parking area for two cars.



PURCHASE DETAILS:

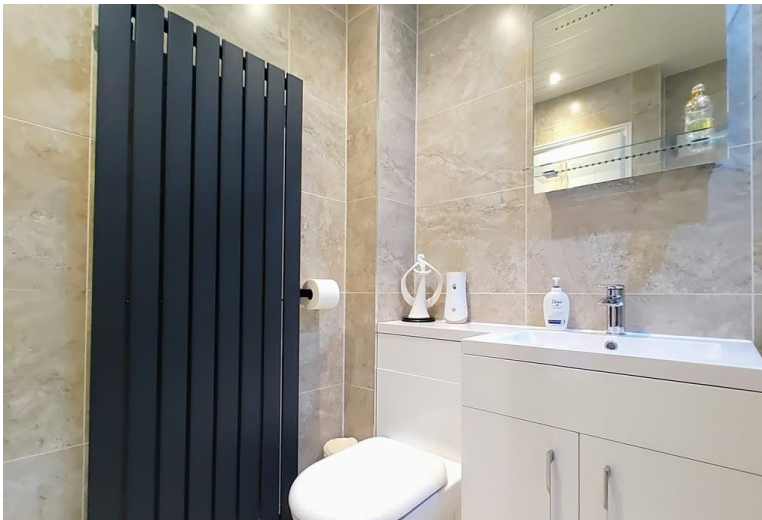
Please note that the services & appliances have not been tested & the property is sold on that basis.

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.



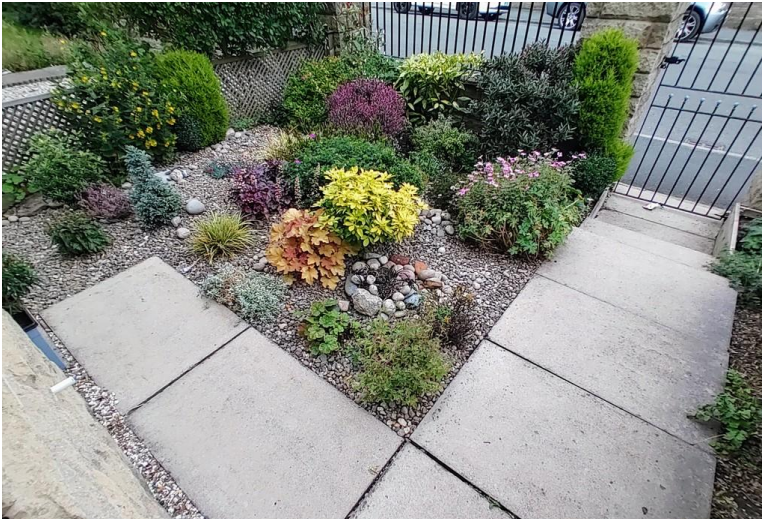
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MORTGAGES: A full range of mortgage facilities are available subject to status. Our Financial Consultant will be only too happy to discuss with you your individual requirements. Please contact us for FREE & CONFIDENTIAL ADVICE.



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

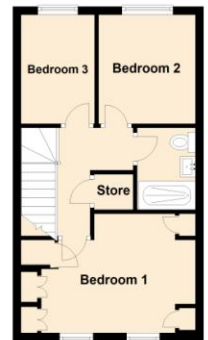




Ground Floor
Approx. 36.3 sq. metres (390.7 sq. feet)



First Floor
Approx. 33.5 sq. metres (360.7 sq. feet)



Total area: approx. 69.8 sq. metres (751.4 sq. feet)

| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | 85 |
| (69-80) C | 71 | |
| (55-68) D | | |
| (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