



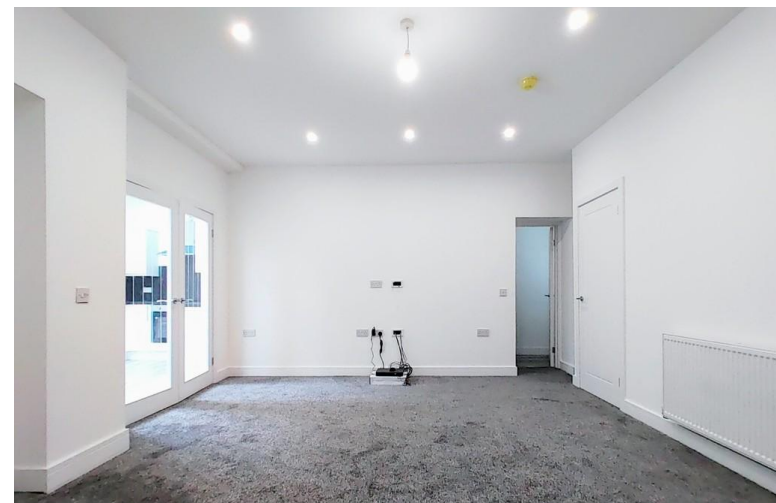
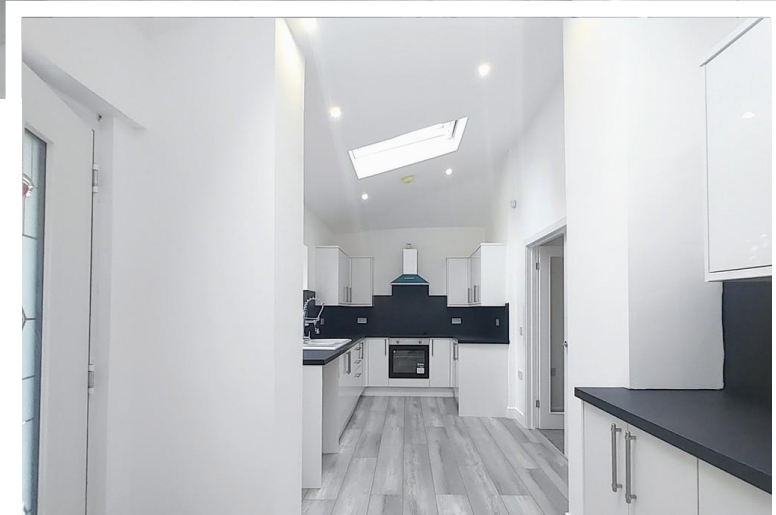
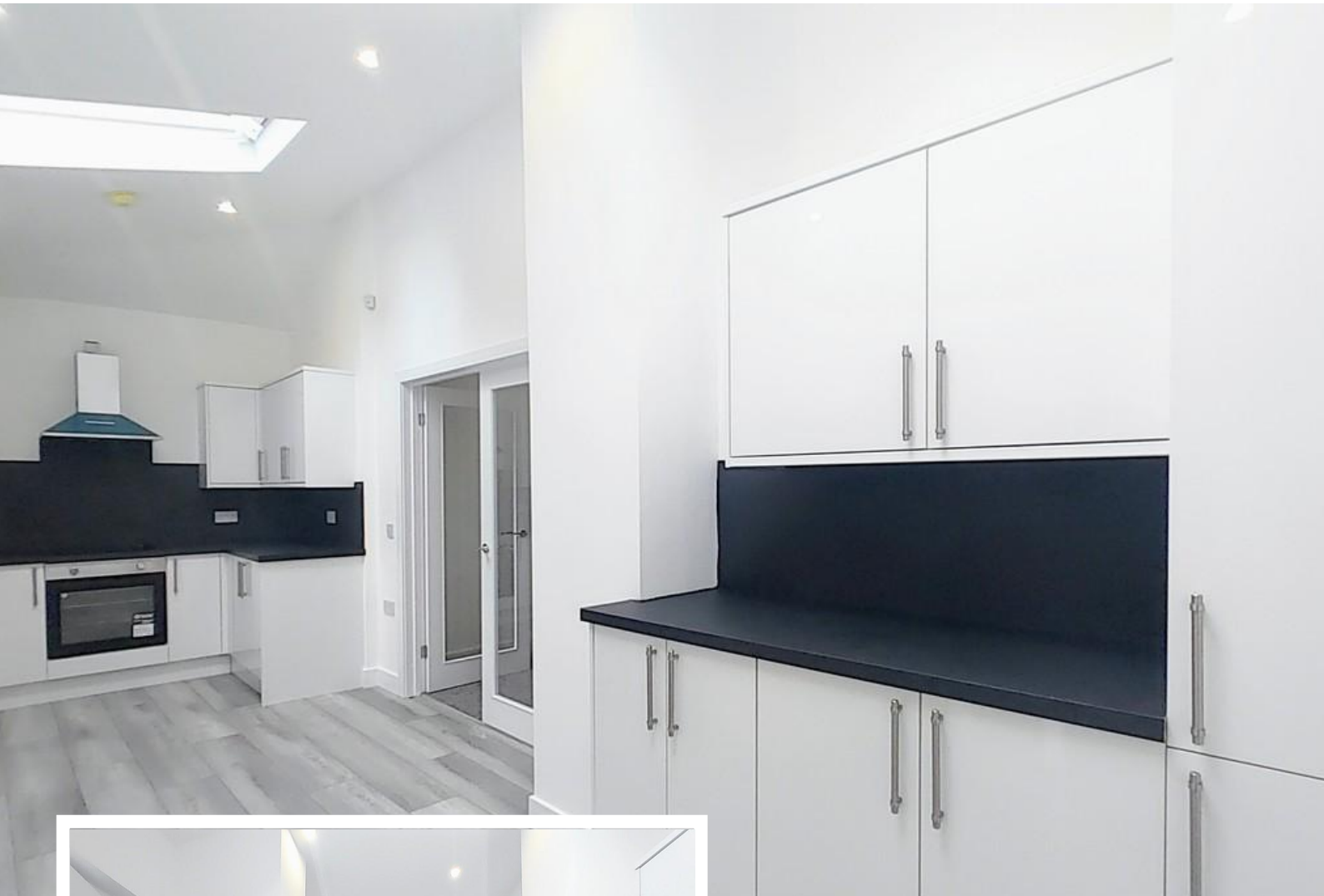
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## 2 Broomfield Place

- THREE BEDROOM END TERRACE
- 21' FITTED KITCHEN
- RE-WIRED & REPLASTERED
- NEW KITCHEN

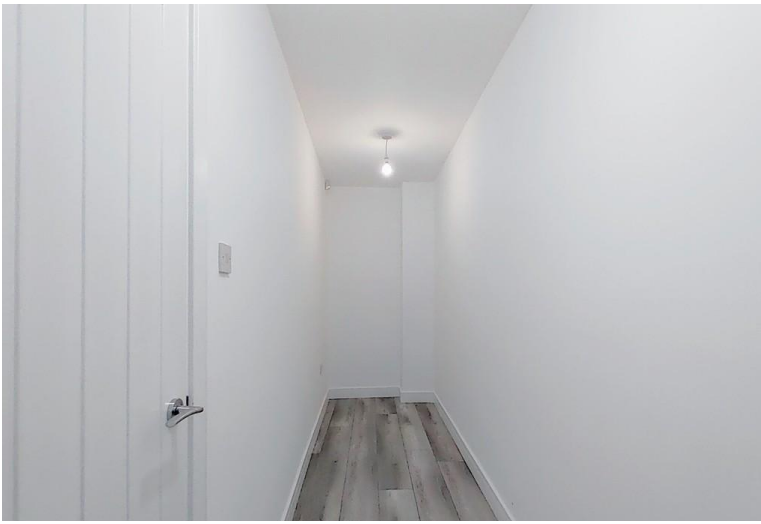
**Offers In Region Of £220,000**  
EPC Rating '75'





## Property Description

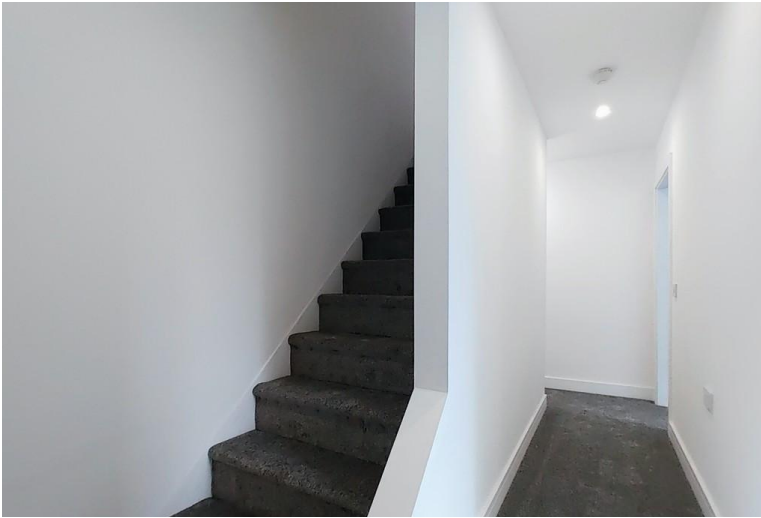
**\*\* STUNNING, FULLY MODERNISED FAMILY HOME \*\***  
**THREE BEDROOMS \*\* TWO BATHROOMS \*\* 21'**  
**KITCHEN \*\* PRIVATE GARDENS \*\*** Available with NO CHAIN is this impressive, high-spec renovation in Clayton village that simply must be viewed to be fully appreciated. The property has literally been taken back to four bare stone walls, with all inner partition walls, floors, ceilings, staircases and roof removed, and everything reinstated with brand new materials, including new flooring, ceiling joists and boards, new roof timbers and steels. A complete refurbishment, done to a high standard and with great attention to detail. Situated in a private position with no overlooking properties, great outdoor entertaining space; we're sure this property won't be around for long. Further benefitting from: new windows, new kitchen, new bathrooms, new skirting and architrave, re-plastered, re-wired, hard-wired smoke alarms, full new central heating system, insulated, CCTV & alarm system, landscaped garden,



exterior lighting, the list goes on..... Briefly comprising of: Kitchen, Lounge, Study/Office, two first floor Bedrooms & Bathroom, overall second floor Master Bedroom with Ensuite. Gardens.

#### KITCHEN

21' 6" x 8' 3" (6.55m x 2.51m) A large and impressive kitchen with a composite entrance door, window to the front and two large Velux roof windows. The kitchen is well-fitted with a very good range of White base and wall units and contrasting laminated work surfaces with matching splashbacks. A ceramic one and a half bowl sink and drainer with por-washer tap over looks the enclosed gardens and there is space for a washing machine and fridge freezer. Integrated electric oven, four ring hob and extractor canopy above. Grey wood effect laminate flooring runs throughout and there are spotlights to the ceiling and the alarm control panel. Double glass doors lead to the lounge.



#### LOUNGE

17' 2" x 13' 7" (5.23m x 4.14m) A spacious reception room with ceiling spotlights, a good-sized under-stairs storage cupboard and doors off to the first floor, Kitchen and Study. There are sockets for a wall mounted TV and connections for the CCTV.



#### STUDY / OFFICE / PLAY ROOM

16' 2" x 4' 1" (4.93m x 1.24m) A versatile space, suitable for a variety of uses and benefitting from laminate flooring, central heating radiator and a window to the rear elevation.

#### FIRST FLOOR

Landing area with stairs off to the second floor and access to two bedrooms and a bathroom.

#### BEDROOM

9' 5" x 9' 1" (2.87m x 2.77m) Window to the front elevation and a central heating radiator.

#### BEDROOM

9' 5" x 8' 3" (2.87m x 2.51m) Window to the front elevation and a central heating radiator.



#### BATHROOM

A modern family bathroom comprising of a panelled bath with thermostatic rainfall shower over and a glass screen, push-button WC and a washbasin with waterfall tap set in a modern vanity unit with storage below. Chrome heated towel rail, ceiling spotlights, LED backlit mirror and a window to the side elevation.



## SECOND FLOOR

### MASTER BEDROOM

17' 6" x 9' 7" (5.33m x 2.92m) A spacious master bedroom with ensuite shower room off. Dormer window to the front elevation, ceiling spotlights and a central heating radiator. Access to the eaves and a door to the Ensuite.

### ENSUITE

Comprising of a tiled shower enclosure with a thermostatic rainfall shower and a glass folding door, push-button WC and a washbasin with waterfall tap set in a modern vanity unit with storage below. Chrome heated towel rail, ceiling spotlights, extractor fan and a window to the side elevation.



### EXTERNAL

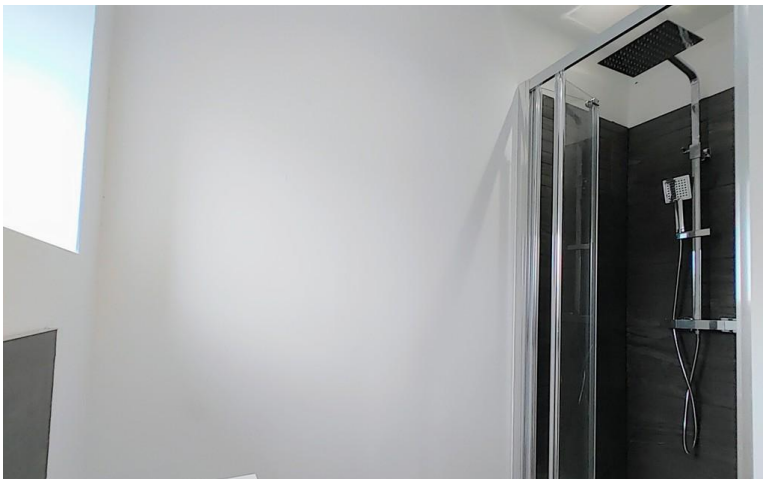
The property has a good sized, landscaped garden to the front, comprising of a large paved patio seating area and a lower lawn level with mature trees. The garden is enclosed and secure with a stone wall and fence boundary and a lockable gate, plus exterior lighting. There is pathway from the drive which leads down to the property.

### 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.

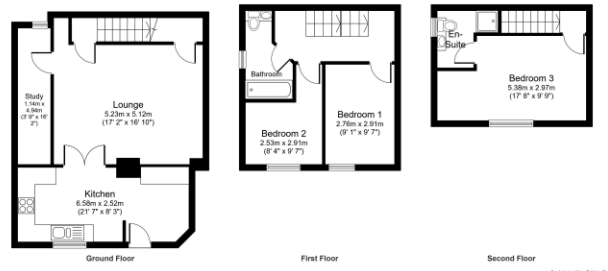


**VALUATION:** If you are thinking of selling your home, why not contact one of our offices now for a FREE VALUATION strictly without any obligation. Contact us on Bradford (01274) 880019.

**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	75	
(55-68)	D		
(39-64)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive	

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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 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