



## 9 Willow Bank Close

- TWO/THREE BEDROOM BUNGALOW
- OVER 55'S COMPLEX
- GATED DEVELOPMENT
- NEW KITCHEN

**£135,000**

EPC Rating '73'





## Property Description

**\*\* TWO/THREE BEDROOM BUNGALOW \*\* OVER 55'S DEVELOPMENT \*\* UNDERFLOOR HEATING \*\* CONSERVATORY \*\* BRAND NEW KITCHEN \*\*** This surprisingly spacious bungalow sits on a private, gated development in Allerton and benefits from a conservatory, underfloor heating, a superb new kitchen, and two bathrooms! A sought after development with the benefit of a gated driveway and 24 hour security on site. Briefly comprising of: Conservatory, open-plan Lounge/Kitchen, Inner Hall, double Bedroom and a Wet Room, and to the first floor is another double Bedroom with Ensuite and a useful room that could be utilised as a third Bedroom/Office/Storage. Garden areas front and rear and allocated parking.

### CONSERVATORY

9' 8" x 8' 6" (2.95m x 2.59m) The front entrance door leads into the conservatory with a door to the Lounge/Kitchen. Benefitting from a recently tiled floor.



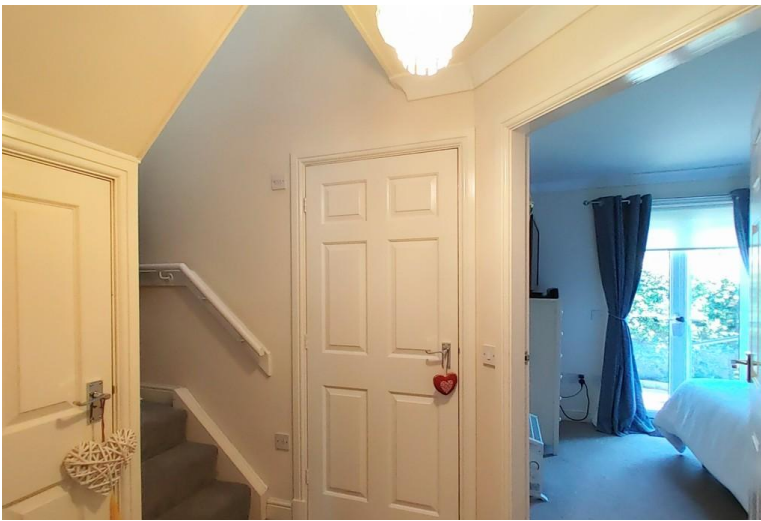


#### LOUNGE/KITCHEN

19' 5" x 15' 7" (5.92m x 4.75m) A large room with separate kitchen area and living space. The kitchen has recently been replaced in a modern shaker style with Sage Green base and wall units. A large centre island provides a breakfast bar and further storage. Integrated appliances include; Fridge Freezer, Dishwasher, Washing Machine, Electric Oven, Electric Hob and an Extractor, plus a stainless steel sink and drainer. The lounge area has a window to the front elevation and an electric coal effect fire.

#### INNER HALL

Under-stairs storage cupboard, stairs to the first floor and access to the ground floor bedroom and bathroom.



#### BEDROOM ONE

11' 2" x 10' 8" (3.4m x 3.25m) French doors to the rear garden.

#### BATHROOM

8' 3" x 7' 1" (2.51m x 2.16m) A fully tiled wet room with an accessible shower area and a new thermostatic rainfall shower, WC and a washbasin set in a vanity unit with a good range of fitted cupboards and storage. Window to the rear and an extractor.

#### FIRST FLOOR LANDING

A spacious landing area and stairwell with a Velux window and access to a good-sized eaves storage cupboard that runs the full width of the house.



#### BEDROOM TWO

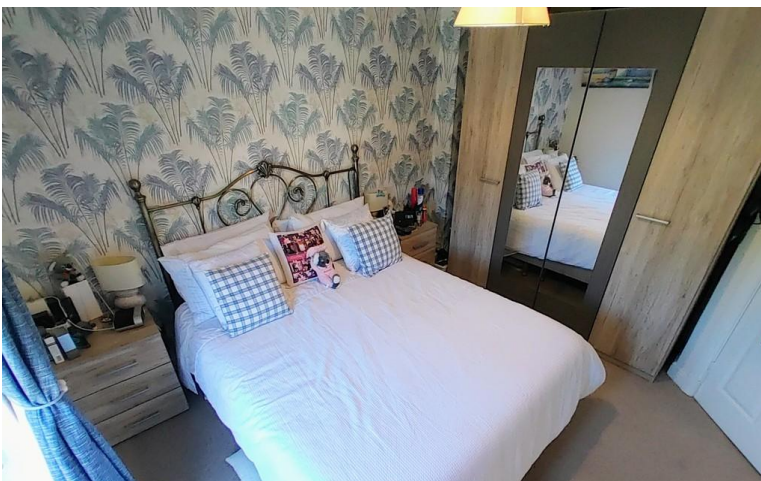
12' 8" x 7' 8" (3.86m x 2.34m) Dormer window to the rear elevation and a door to the Ensuite.

#### ENSUITE

A fully tiled shower room comprising of a shower cubicle with thermostatic shower, WC, pedestal washbasin and a range of fitted cupboards and storage. Shaver-point and extractor.

#### BEDROOM THREE/STUDY

6' 4" x 5' 8" (1.93m x 1.73m) Velux window. Room for a single bed if required.



#### EXTERNAL

To the front of the property is a low maintenance garden area and a wrought iron fence & gate. To the rear is a paved patio seating area, flower bed and hedge screening. There is one allocated parking space and further parking is available outside the house.

#### PLEASE NOTE

This property is leasehold and charges apply.  
Service charge approx. £2500 per annum  
Ground rent £50 per annum



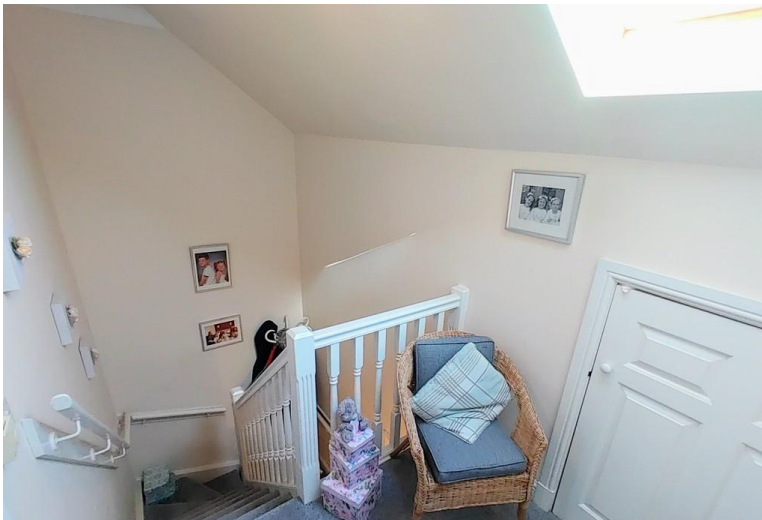
#### **PURCHASE DETAILS:**

*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	
A (92+)	90
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
73	
England & Wales <span style="float: right;">EU Directive 2002/91/EC</span>	
<small>WWW.EPC4U.COM</small>	

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