



**1 May Tree Close**

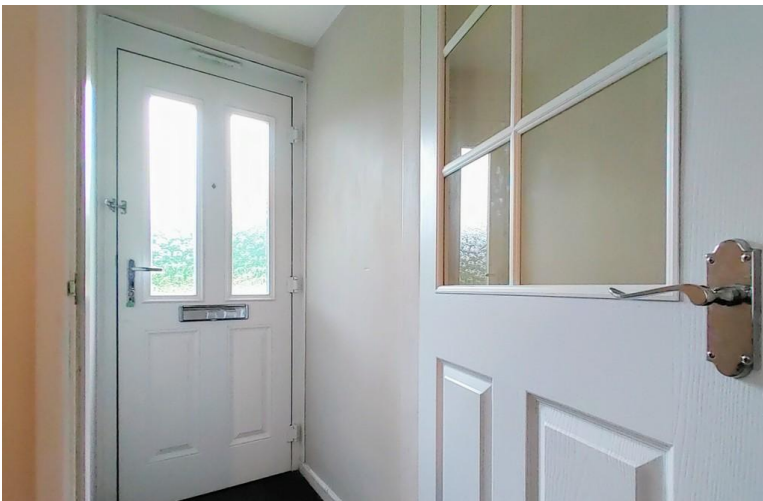
- TWO BEDROOM APARTMENT
- GROUND FLOOR
- FRONT & REAR ACCESS
- MODERN KITCHEN

**£63,000**

**EPC Rating '74'**







## Property Description

**\*\* TWO BEDROOM GROUND FLOOR APARTMENT \*\***  
**75% SHARED OWNERSHIP \*\* GAS CENTRAL HEATING**  
**\*\* WET ROOM \*\* OVER 55'S COMPLEX \*\*** Whitney's are pleased to offer for sale this GROUND FLOOR apartment in Clayton. Offering well presented accommodation, a modern fitted kitchen, wet room and easy ground floor access with both front and rear doors. Number 1 May Tree Close is the the only property on the cul-de-sac with full gas central heating and a combi boiler. Briefly comprising of: Entrance Vestibule, Lounge, Kitchen, Inner Hall, Two Bedrooms & Bathroom. Communal gardens and shared parking.

**ENTRANCE VESTIBULE**  
Door to the living room.

**LOUNGE**  
12' 7" x 11' 2" (3.84m x 3.4m) Window to the front elevation and a central heating radiator. Doors to the kitchen and inner hall.



#### KITCHEN

9' 4" x 7' 1" (2.84m x 2.16m) A modern fitted kitchen with a good range of wall and base units in a white gloss finish. Laminated working surfaces, splashback tiling and a ceramic sink and drainer with mixer tap. There is an integrated electric oven, halogen hob, extractor and plumbing for a washing machine. Window to the front elevation and a central heating radiator.

#### INNER HALL

Doors off to both bedrooms, bathroom and a good-sized walk-in store cupboard.



#### BEDROOM ONE

13' 1" x 10' 5" (3.99m x 3.18m) Window and exterior door to the rear elevation and a central heating radiator.

#### BEDROOM TWO

13' 1" x 6' 4" (3.99m x 1.93m) Window to the rear elevation, radiator and the central heating boiler.

#### WET ROOM

13' 1" x 5' 9" (3.99m x 1.75m) A fully tiled wet room with a walk-in shower enclosure and electric shower, wall mounted washbasin and a push-button WC. Window to the rear elevation, extractor fan and a central heating radiator.



#### EXTERNAL

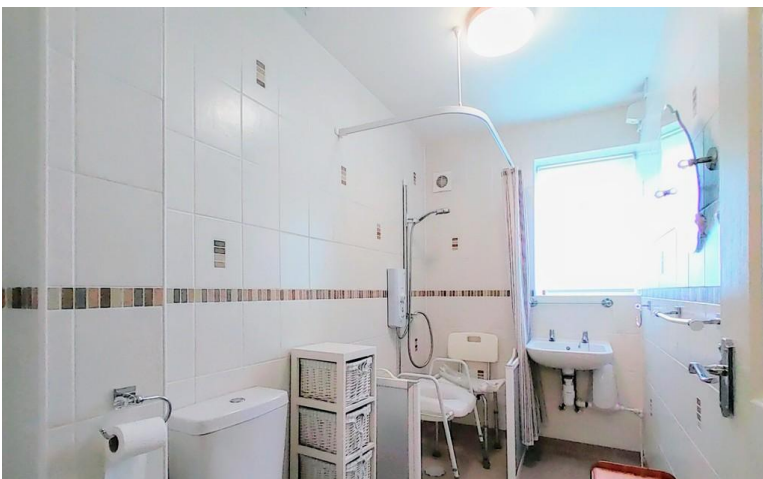
Surrounding the apartment are well-kept communal garden areas and shared off-road parking.

#### PLEASE NOTE

The apartment is leasehold and there is a monthly service charge to pay of approx. £97 per month.

#### 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.



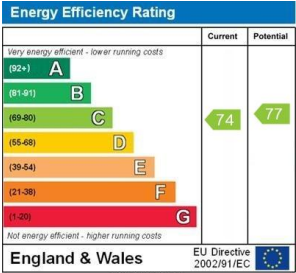


**VALUATION:** If you are thinking of selling your home, why not contact one of our offices now for a FREE VALUATION strictly without any obligation. Contact us on Bradford (01274) 880019.

**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.





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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