



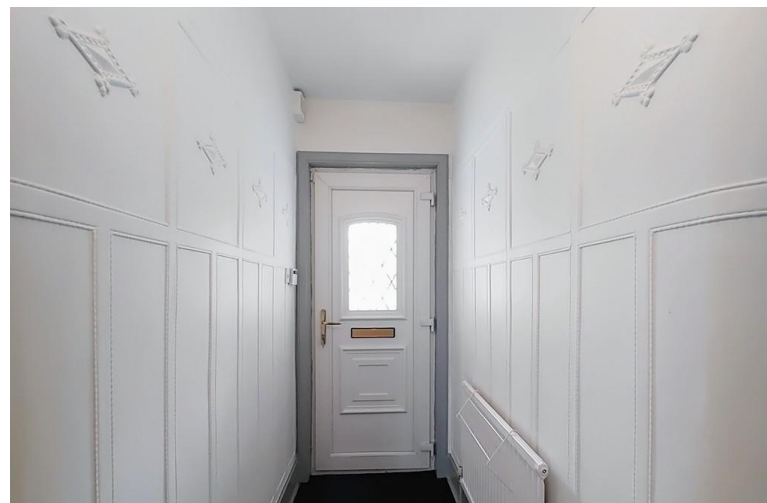
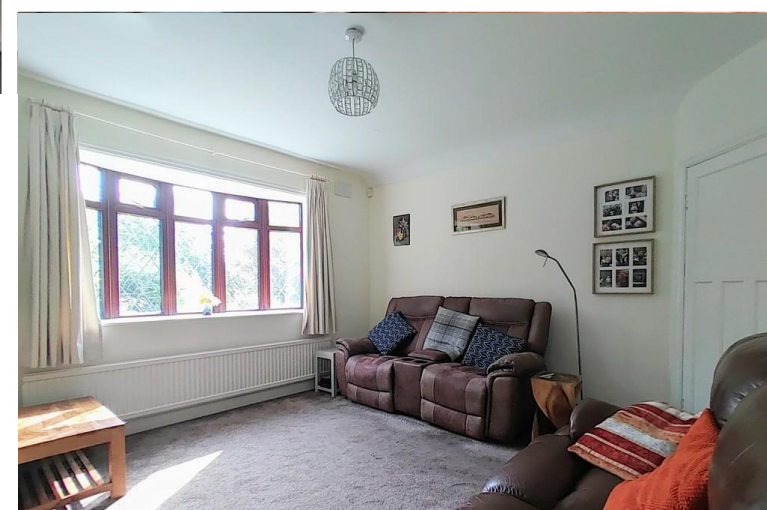
5 Marley Close

- DETACHED TRUE BUNGALOW
- TWO DOUBLE BEDROOMS
- GAS CENTRAL HEATING
- UPVC DOUBLE GLAZING

£185,000

EPC Rating '63'





Property Description

**** TWO BEDROOM DETACHED BUNGALOW ** CUL-DE-SAC LOCATION ** GARDENS, DRIVEWAY & LARGE GARAGE **** Set on a good sized plot and offering great potential is this spacious detached bungalow in BD8, with gardens, off-road parking, garage, conservatory and a large loft space. Offering a good degree of privacy and a quiet cul-de-sac location. Properties on Marley Close are rare to the market, so please register your interest with us ASAP. Briefly comprising of: Entrance Hall, Living Room, Kitchen, two Bedrooms, Bathroom, Loft space, Gardens, Garage and Driveway.

ENTRANCE HALL

A UPVC entrance door leads into the hallway, with doors off to all rooms, a central heating radiator and access to the loft space.

LOUNGE

12' 9" x 12' 9" (3.89m x 3.89m) Bay window to the front elevation and a further window to the side. Fitted coal effect gas fire set on a stone plinth and two central heating radiators.



KITCHEN

13' 1" x 8' 10" (3.99m x 2.69m) Fitted with a range of base and wall units, laminated working surfaces and splash-back wall tiling. Integrated gas hob, extractor, electric oven and a stainless steel one and half bowl sink and drainer. Window to the side elevation, French doors to the rear porch, inset spotlighting and a central heating radiator.

PORCH

UPVC lean-to porch with a door to the garden.

BEDROOM ONE

10' 9" x 10' 9" (3.28m x 3.28m) Fitted wardrobes and storage, window to the front elevation and a central heating radiator.



BEDROOM TWO

9' 4" x 8' 8" (2.84m x 2.64m) Currently used as an office. Window to the rear elevation and a central heating radiator.

BATHROOM

7' 3" x 5' 7" (2.21m x 1.7m) A modern bathroom comprising of a double width walk-in shower with a thermostatic shower and a glass sliding door, the WC and washbasin are both fitted into a modern vanity unit with storage below. Chrome heated towel rail, tiled floor, ceiling spotlights and a window to the rear elevation.

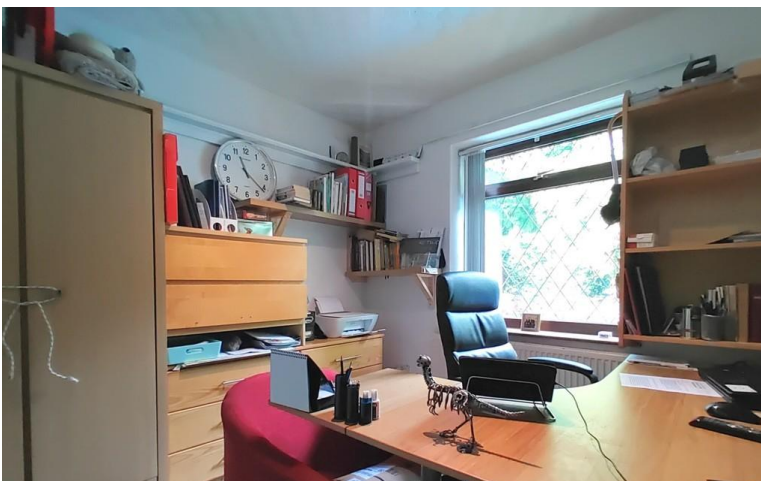


EXTERNAL

To the front of the property is an open-plan block-paved driveway with parking for 2-3 cars, raised flowerbeds, mature shrubs and trees and low maintenance gravel areas. The rear garden comprises of a raised patio seating area, flowerbeds, gravel areas and a good degree of privacy. A large garage/workshop sits to one side of the property along with a garden shed.

GARAGE/WORKSHOP

15' 1" x 13' 3" (4.6m x 4.04m) A stone built building currently used as a workshop, with power, light and a side entrance door.





PURCHASE DETAILS:

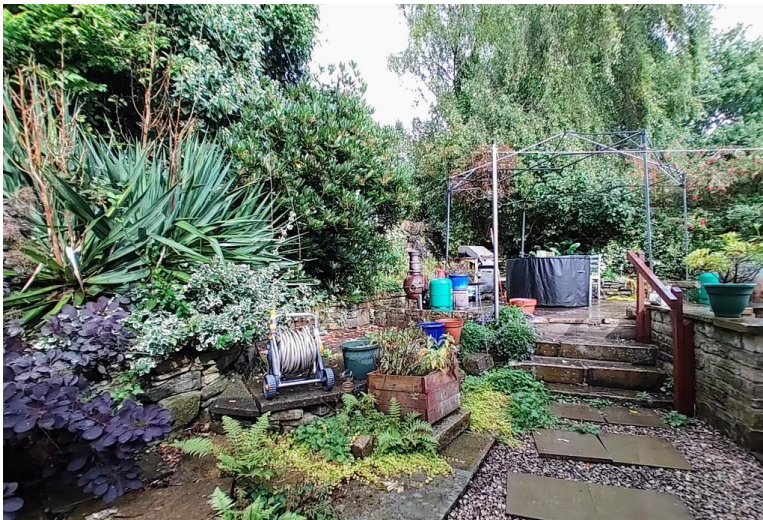
Please note that the services & appliances have not been tested & the property is sold on that basis.

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.



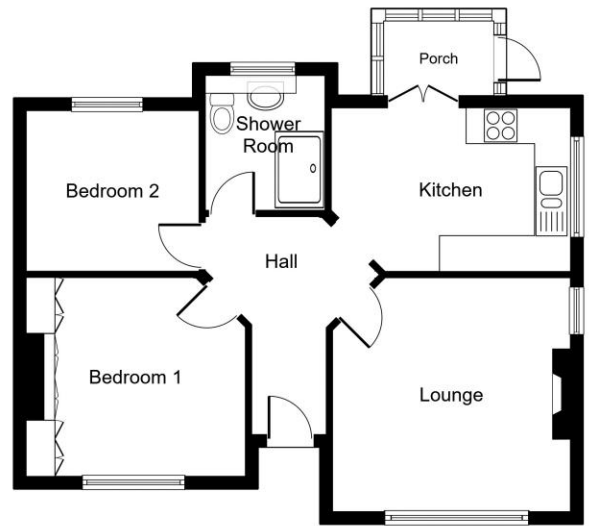
VALUATION: If you are thinking of selling your home, why not contact one of our offices now for a FREE VALUATION strictly without any obligation. Contact us on Bradford (01274) 880019.

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.





Ground Floor

5 Marley Close, Bradford, BD8 0LS NOT TO SCALE For layout guidance only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	63	
(39-54)	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