



20 Oakleigh Avenue

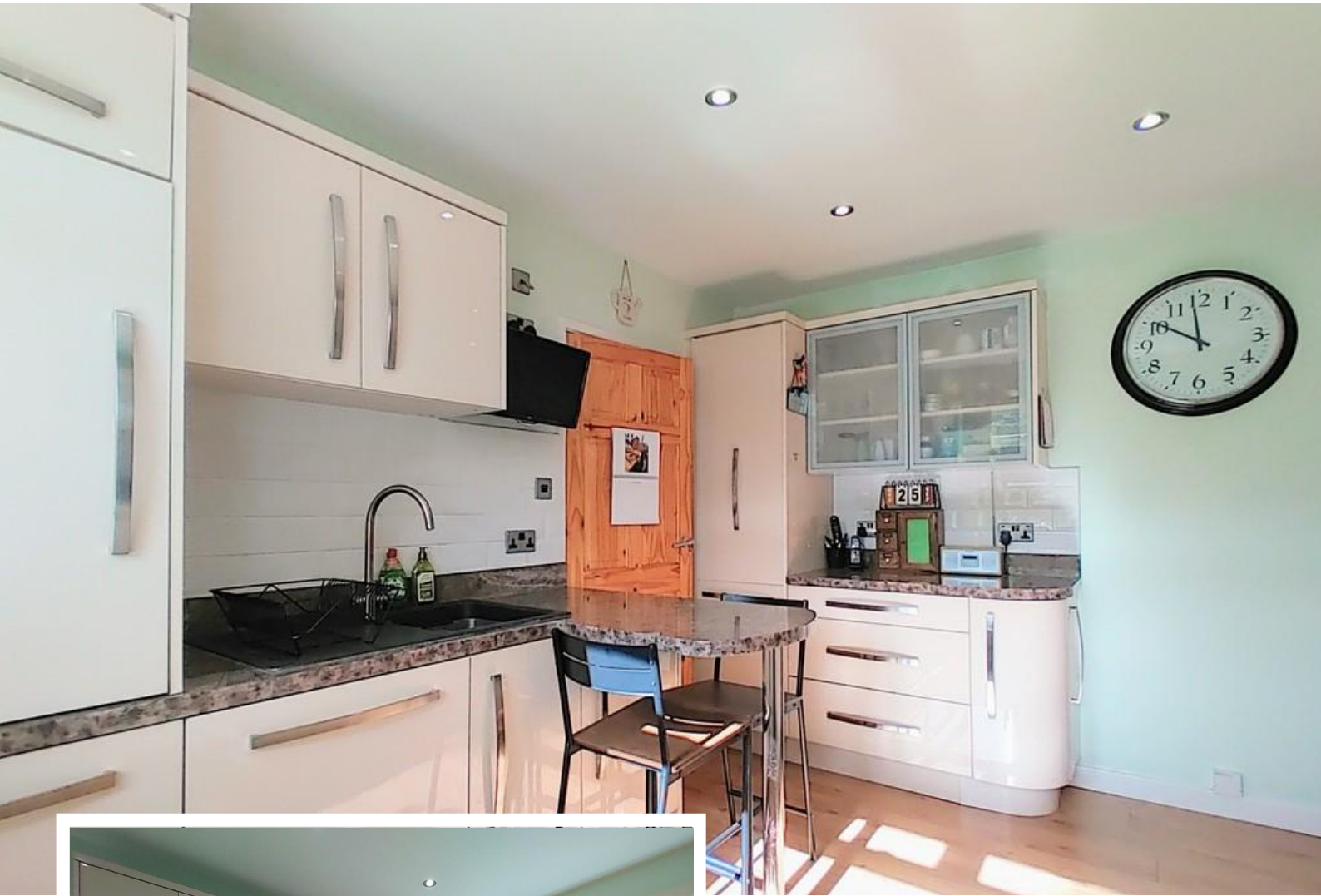
- LINK DETACHED BUNGALOW
- TWO BEDROOMS
- TWO RECEPTION ROOMS
- MODERN KITCHEN

£240,000

EPC Rating '57'







## Property Description

**\*\* LINK DETACHED TRUE BUNGALOW \*\* TWO BEDROOMS \*\* TWO RECEPTION ROOMS \*\* CONSERVATORY \*\* WELL PRESENTED THROUGHOUT**  
**\*\* This delightful bungalow, set in a sought-after position in Clayton is sure to impress. Benefitting from a modern kitchen and bathroom, an extended master bedroom and a conservatory. There is off-road parking to the front for two cars and a pleasant, low maintenance rear garden. Briefly comprising of; Side Porch, Entrance Hall, Lounge, Kitchen, Dining Room, Scullery/Utility Room, Conservatory, two Bedrooms and a Bathroom. Gardens, Garage and Driveway. This is a great property, in a prime location, register your interest with us ASAP.**

### PORCH

A composite front door leads into a side porch with a window to the side elevation, coat rail, shelving, laminate flooring and a sensor ceiling light.



#### ENTRANCE HALL

Wood effect laminate flooring, three wall-light points, access to the loft space and a central heating radiator.

#### LOUNGE

14' 7" x 11' 9" (4.44m x 3.58m) A bright reception room with a large bay window to the front elevation. Modern marble fireplace with concealed lighting and a chrome, pebble style electric fire. TV point and a central heating radiator.

#### KITCHEN

11' 9" x 11' 9" (3.58m x 3.58m) A quality fitted kitchen with a good range of fitted base and wall units, laminated working surfaces and complimentary splashback tiling. Bosch and Siemens integrated appliances include a microwave, fridge, five ring gas hob, electric oven, extractor canopy, washing machine and a dishwasher. Breakfast bar, pull-out larder unit, bin cupboard, composite sink & drainer, TV point and wood effect laminate flooring. Window to the rear elevation.



#### DINING ROOM

9' 8" x 8' 4" (2.95m x 2.54m) Sliding patio doors leading to the conservatory, laminate flooring and a central heating radiator.

#### SCULLERY / UTILITY ROOM

8' 6" x 7' 4" (2.59m x 2.24m) Forming part of the original garage space and currently used for storing a freezer, tumble dryer and additional storage. Fitted with a wall unit and work top space.



#### CONSERVATORY

11' 4" x 9' 2" (3.45m x 2.79m) Fitted with UPVC windows and French doors leading to the rear garden. Laminate flooring, central heating radiator and a replacement solid roof.

#### BEDROOM ONE

14' 9" x 11' 6" (4.5m x 3.51m) A spacious, extended master bedroom, with a superb range of fitted bedroom furniture to include; four double wardrobes, dressing table, sets of drawers, open shelving and inset spotlights. Window to the rear elevation and a central heating radiator.



#### BEDROOM TWO

9' 10" x 6' 9" (3m x 2.06m) Window to the front elevation and a central heating radiator. Can accommodate a double bed if required.





#### BATHROOM

A modern, fully tiled shower room comprising of a corner shower cubicle with a thermostatic rainfall shower and handheld attachment, washbasin and WC incorporated into a vanity unit with storage below. Window to the side elevation, chrome heated towel rail, laminate flooring and an LED bathroom mirror.

#### EXTERNAL

To the front of the property is an open-plan driveway, providing easy parking for two cars, a flowerbed and pathway to the side entrance door. To the rear is a pleasant enclosed garden, comprising of block-paved patio seating area and a further raised patio with flowerbeds, mature shrubs and trees, and boundary wall/fence. The rear garden is very private and not overlooked.

#### GARAGE

Garage space to the front of the property with an 'up and over' door, power and light, providing additional storage.

#### 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.

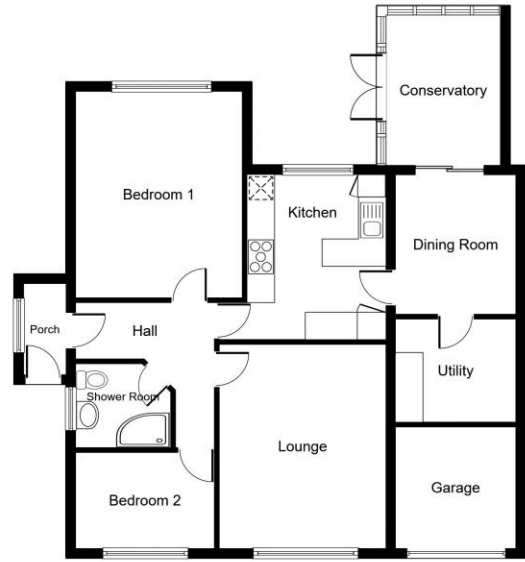


**VALUATION:** If you are thinking of selling your home, why not contact one of our offices now for a FREE VALUATION strictly without any obligation. Contact us on Bradford (01274) 880019.



**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

20 Oakleigh Avenue, Clayton, Bradford, BD14 6QE NOT TO SCALE For layout guidance only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		82
(55-68) <b>D</b>	57	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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