

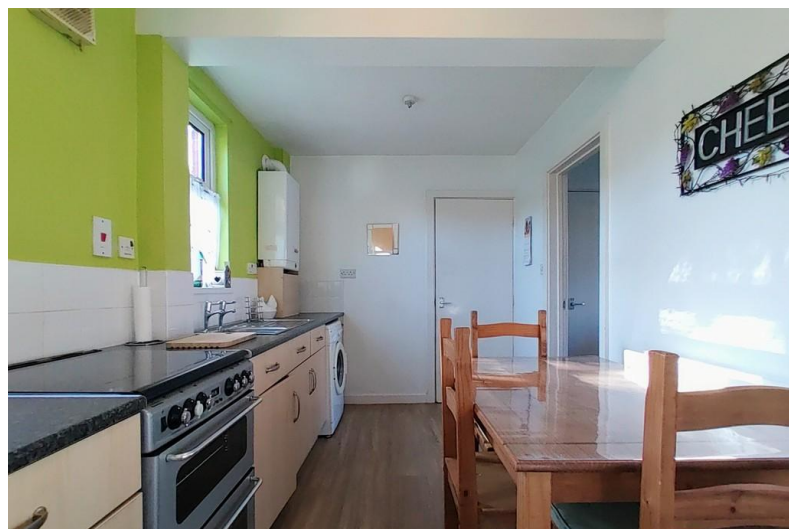


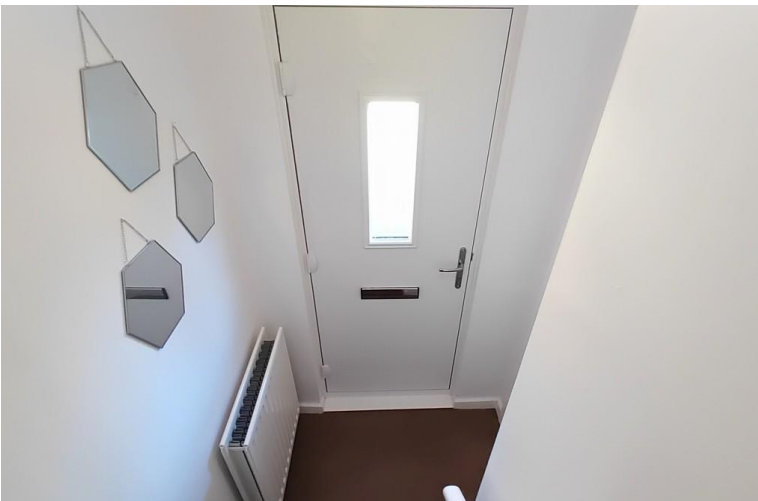
11 Rodin Avenue

£145,000

EPC Rating 'TBC'

- THREE BEDROOM SEMI-DETACHED
- EX-LOCAL AUTHORITY
- WELL PRESENTED
- GAS CENTRAL HEATING





Property Description

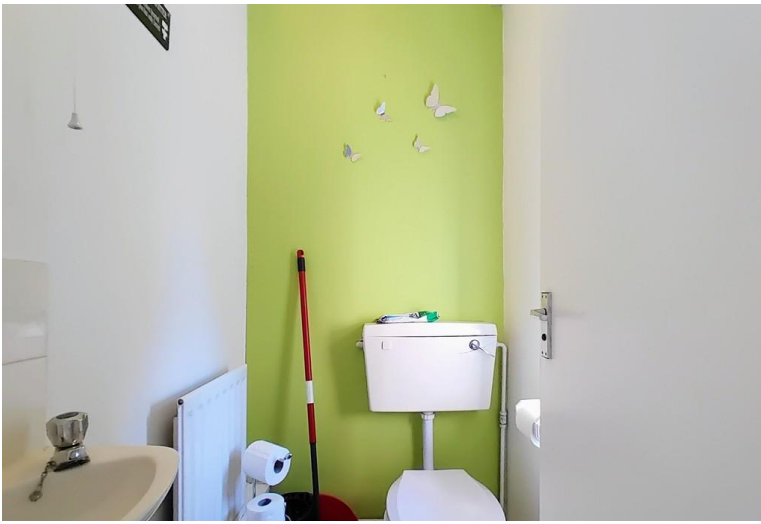
**** THREE BEDROOM SEMI-DETACHED ** LARGE GARDEN ** WELL PRESENTED ** GAS CH & UPVC DG ** NEW COMPOSITE DOORS ** GROUND FLOOR WC**
Whitney's are pleased to offer for sale this ex-local authority semi, set in a cul-de-sac position and with a large side and rear garden offering further potential. Well maintained throughout and benefitting from a fitted kitchen, modern bathroom and three good sized bedrooms. There is potential to create off-road parking to the front and to extend the living space, subject to securing the required consents and approvals. Briefly comprising of: Entrance Hall, Lounge, Dining Kitchen, WC, First Floor - Three Bedrooms & Bathroom. Gardens and on-road parking.

ENTRANCE HALL

A new composite front door leads into the hallway with stairs to the first floor and a door to the lounge. Central heating radiator.

LOUNGE

14' 7" x 12' 8" (4.44m x 3.86m) Fitted with Karndean



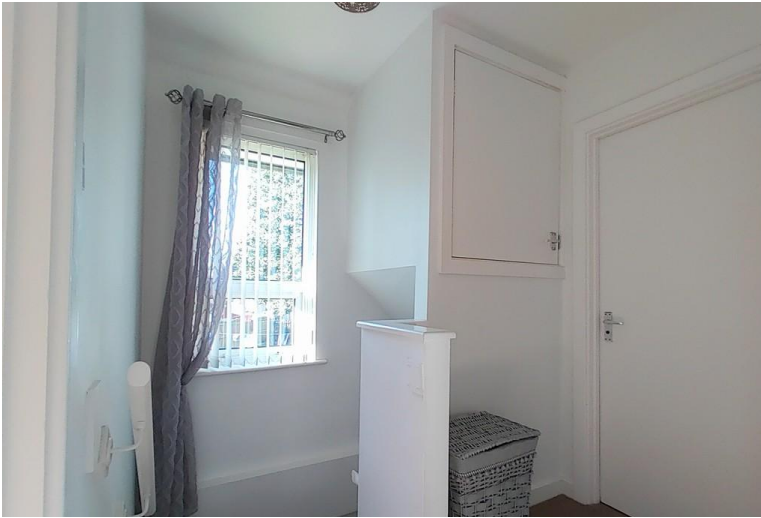
flooring, two windows to the front elevation and two central heating radiators. There is a fireplace with a marble inlay and a gas fire (not currently connected).

KITCHEN/DINER

13' 10" x 7' 6" (4.22m x 2.29m) Fitted with a range of base and wall units, laminated working surfaces and splashback wall tiling. There are two windows to the rear elevation, plumbing for a washing machine, space for a tumble dryer and a stainless steel sink & drainer. Karndean flooring, two windows to the rear, central heating radiator and a door to a rear lobby. Central heating boiler.

LOBBY

Door to the ground floor WC and a new composite entrance door to the side elevation.



WC

A useful ground floor WC with a washbasin and a window to the side elevation.

FIRST FLOOR

Landing area with a window to the side elevation, storage cupboard and access to the loft space.

BEDROOM ONE

11' 4" x 9' 7" (3.45m x 2.92m) Two windows to the front elevation and a central heating radiator.



BEDROOM TWO

10' 8" x 9' 5" (3.25m x 2.87m) Laminate flooring, window to the rear elevation and a central heating radiator.

BEDROOM THREE

8' 1" x 7' 7" (2.46m x 2.31m) A good-sized third bedroom with a window to the rear and a central heating radiator.

BATHROOM

A modern white bathroom suite comprising of a panelled bath with shower tap attachment, push button WC and a pedestal washbasin. Complimentary wall tiling, window to the front elevation and a chrome heated towel rail.



EXTERNAL

To the front of the property is a lawned garden with a garden gate and pathway. There is potential to remove the fence and gate to create off-road parking (subject to any required planning approvals). To the side of the property is a paved patio seating area and a large lawn wraps around the house to the rear garden. Enclosed with a fenced boundary and offering a safe place for children to play. Ample space for an extension (again, subject to securing the required planning permissions).



DIRECTIONS:

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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