



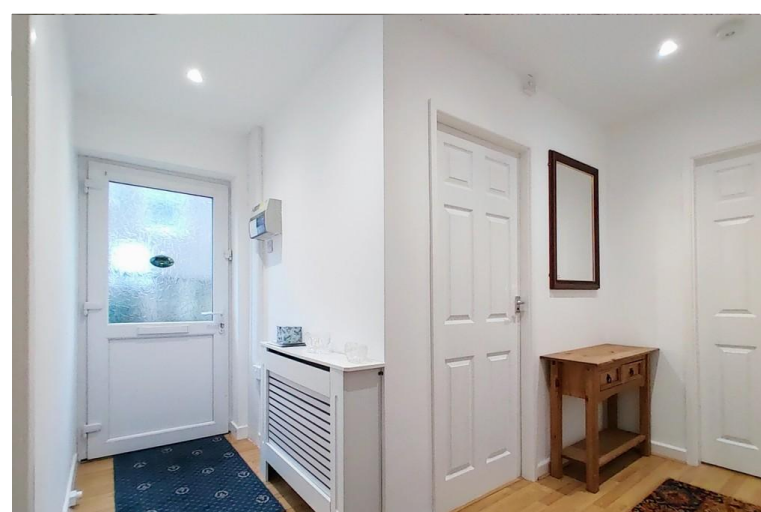
56 Oakleigh Avenue

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

£230,000

EPC Rating '68'





## Property Description

**\*\* LINK DETACHED BUNGALOW \*\* TWO BEDROOMS  
\*\* CONSERVATORY \*\* NEW KITCHEN \*\* NEW BOILER  
\*\* RE-PLASTERED & RE-DECORATED \*\*** This attractive true bungalow in Clayton will make an ideal retirement property and offers well presented accommodation, garage, gardens, utility room, conservatory & driveway. Located close to local amenities and transport links, and offers potential to increase the living space by converting the garage (subject to obtaining the required planning approvals). The property is wheelchair accessible and has an accessible wet room. Briefly comprising of: Entrance Hall, Lounge, Kitchen, Conservatory, two Bedrooms, Bathroom, Utility Room & Garage. Gardens front and rear along with off-road parking.

### ENTRANCE HALL

A UPVC door leads into an 'L' shaped hallway with laminate flooring, ceiling spotlights, loft hatch and a central heating radiator.





#### LOUNGE

11' 10" x 10' 9" (3.61m x 3.28m) Double doors lead to the conservatory, TV point, central heating radiator and ceiling spotlights.

#### KITCHEN

11' 1" x 8' 9" (3.38m x 2.67m) A modern, recently fitted kitchen with a range of Shaker style base units and contrasting work surfaces. Integrated dishwasher, electric oven, halogen hob and a chimney style extractor. Stainless steel one and a half bowl sink and drainer, door to the conservatory, ceiling spotlights and a window to the rear elevation.



#### CONSERVATORY

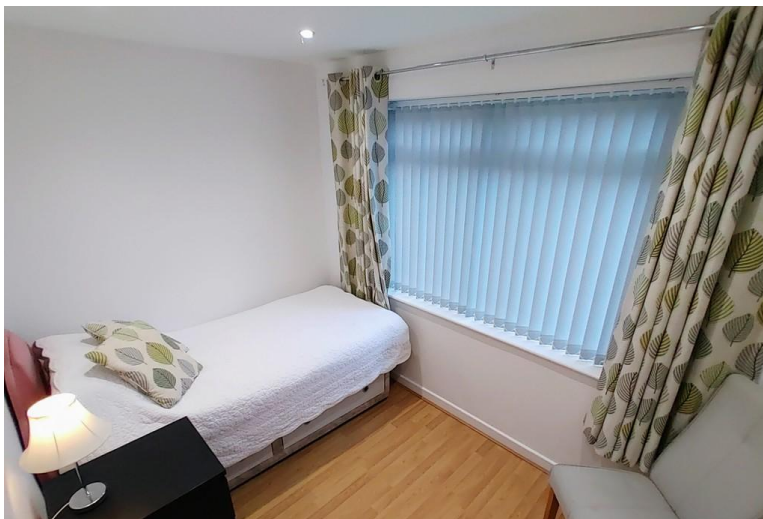
13' 5" x 7' 6" (4.09m x 2.29m) White UPVC conservatory with laminate flooring and a door to the rear garden.

#### BEDROOM ONE

14' 7" x 11' 10" (4.44m x 3.61m) Large bay window to the front elevation and a central heating radiator. This room could be utilised as the lounge if the new owner preferred.

#### BEDROOM TWO

10' 1" x 6' 10" (3.07m x 2.08m) Window to the front elevation, ceiling spotlights, laminate flooring and a central heating radiator.



#### BATHROOM

An accessible wet room, comprising of a walk-in shower area with an electric shower and seat, pedestal washbasin and WC. Fully tiled walls, chrome heated towel rail, extractor and a window to the side elevation.

#### GARAGE

16' 4" x 8' 5" (4.98m x 2.57m) Attached garage that has been separated to create a utility room/store at the rear. 'Up and over' door, power and light.

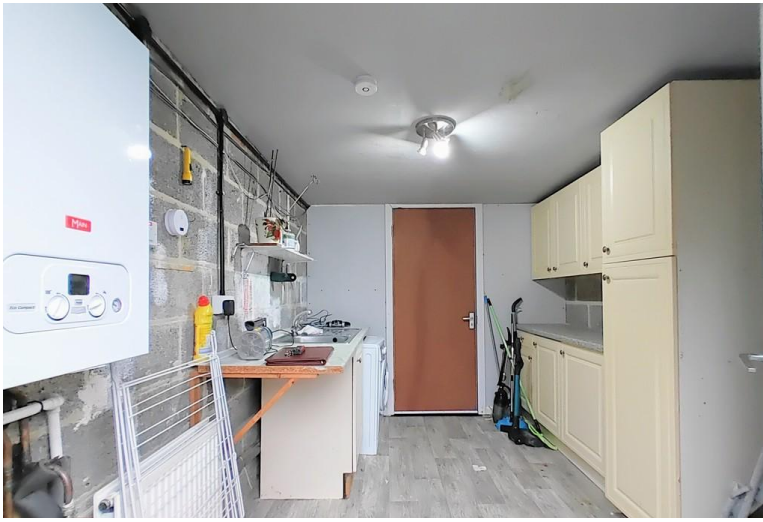
#### UTILITY ROOM

11' 7" x 8' 5" (3.53m x 2.57m) Accessed via the rear garden. Fitted with a range of base and wall units, working surfaces, stainless steel sink & drainer and plumbing for a washing machine. Central heating radiator, central heating boiler and a door to the garage.



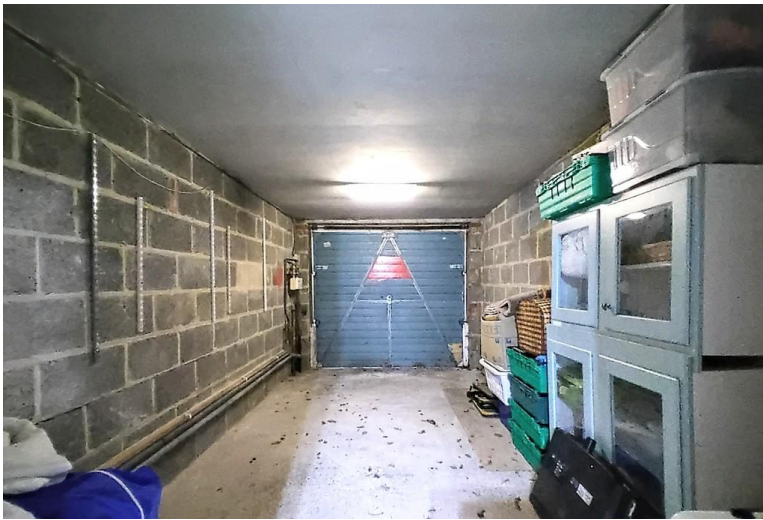
#### EXTERNAL

To the front of the property is an open-plan, low maintenance garden area with slate chippings, paved driveway and access to the garage. A path at the other side leads to the entrance door and access to the rear garden. The rear garden is mainly paved with flowerbed borders, mature planting and hedging, and offers a good degree of privacy.



#### **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.

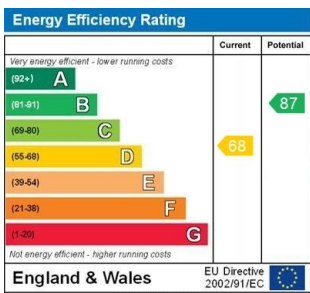
**VALUATION:** If you are thinking of selling your home, why not contact one of our offices now for a **FREE VALUATION** strictly without any obligation. Contact us on Bradford (01274) 880019.



**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**.

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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 and 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