



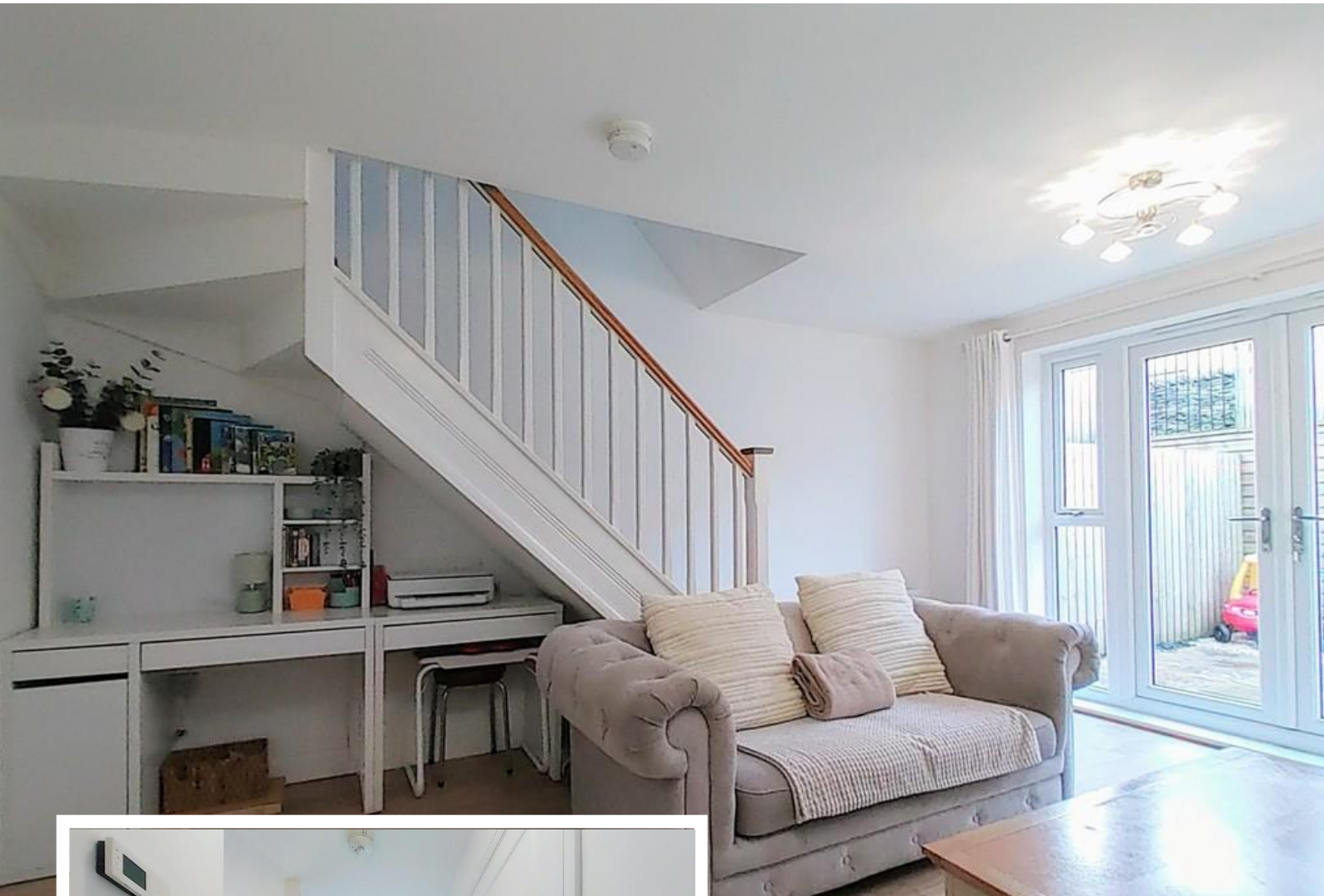
23 Fern Avenue

- TWO BEDROOM END-TOWNHOUSE
- BUILT IN 2019
- GAS CENTRAL HEATING
- UPVC DOUBLE GLAZING

£135,000

EPC Rating '83'



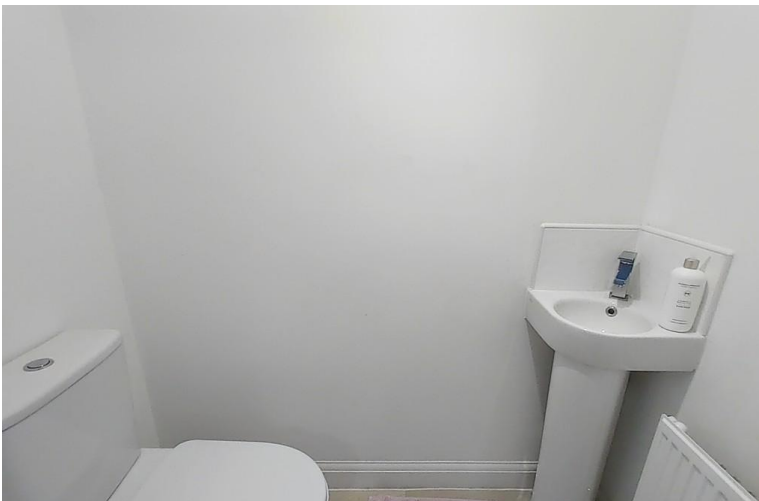
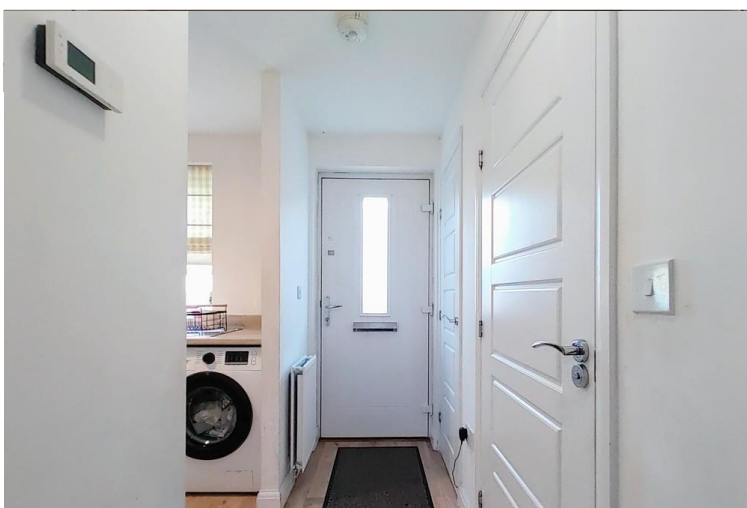


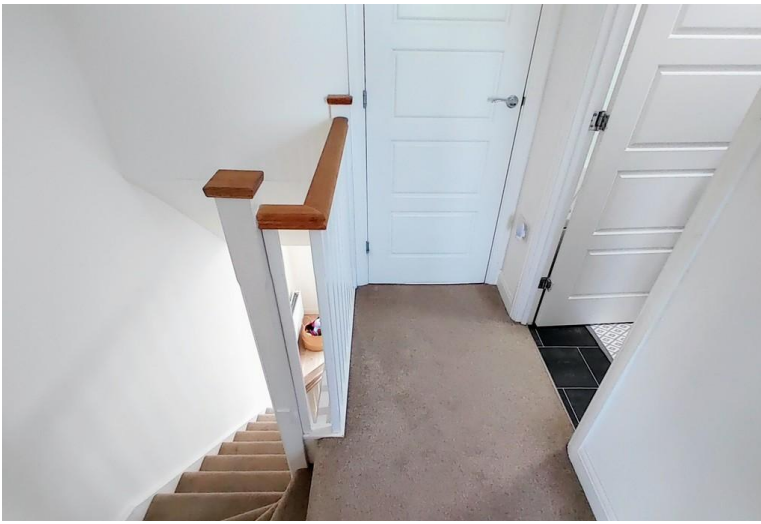
Property Description

BUILT IN 2019 is this MODERN TWO BEDROOM END TOWNHOUSE on a popular new development in Clayton. The property is offered for sale under an affordable housing programme, at 28.50% below market value and is ONLY AVAILABLE TO FIRST TIME BUYERS. Two double bedrooms, off-road parking for two cars, ground floor WC and gardens to the rear. Briefly comprising of: Entrance Hall, Kitchen, WC, Lounge, First Floor - two Bedrooms & Bathroom. View now!

ENTRANCE HALL

A composite entrance door leads into the hallway. Wood effect laminate flooring runs throughout the ground floor. There is an opening to the kitchen, ground floor WC, airing cupboard housing the central heating boiler and a central heating radiator.



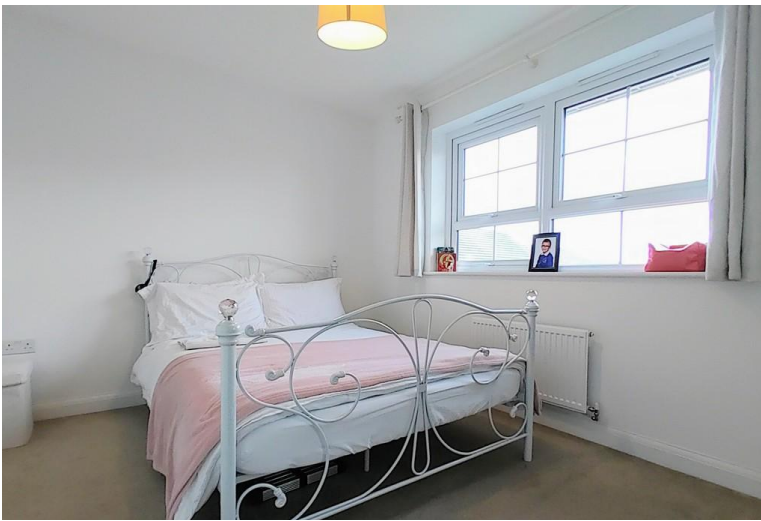


KITCHEN

8' 7" x 6' 4" (2.62m x 1.93m) Fitted with a range of modern base and wall units, laminated working surfaces and matching upstands. Integrated electric oven & grill, four ring gas hob, extractor and a stainless steel sink and drainer. Plumbing for a washing machine and a window to the front elevation.

LOUNGE

16' 0" x 12' 8" (4.88m x 3.86m) A good sized reception room with French doors and windows to the rear, open staircase to the first floor and two central heating radiators.



FIRST FLOOR

Landing area with open spindle balustrade and access to the loft space.

BEDROOM ONE

13' 0" x 9' 3" (3.96m x 2.82m) Window to the front elevation and a central heating radiator.

BEDROOM TWO

13' 0" x 7' 3" (3.96m x 2.21m) Window to the rear elevation, storage cupboard and a central heating radiator.

BATHROOM

A modern white bathroom suite, comprising of a panelled bath with thermostatic shower over, glass screen, WC and pedestal washbasin. Extractor and central heating radiator.



EXTERNAL

To the front of the property is a tarmac driveway with parking for two cars and an electric car charging point. A pathway down the side of the house leads to the rear garden. To the rear is a paved patio and steps leading to a lawned area. Fence and stone wall boundary.

COUNCIL TAX BAND B

FREEHOLD

EPC RATING B

FIRST-TIME BUYERS ONLY

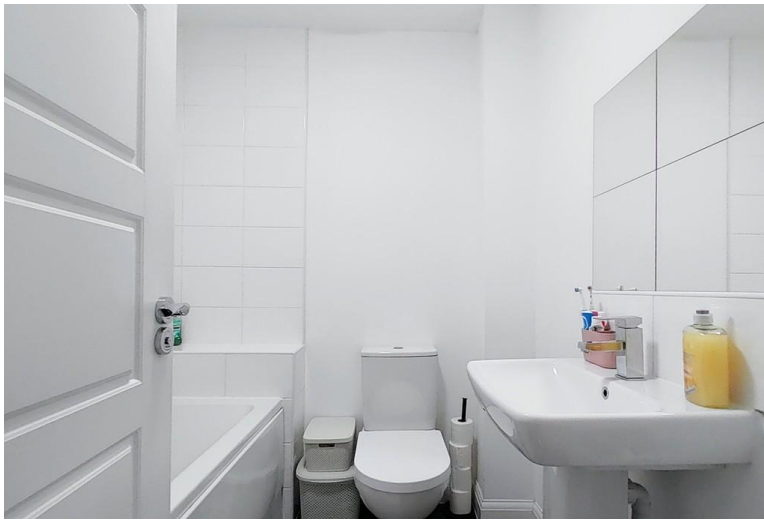




PURCHASE DETAILS:

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.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		97
(92+) A		
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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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