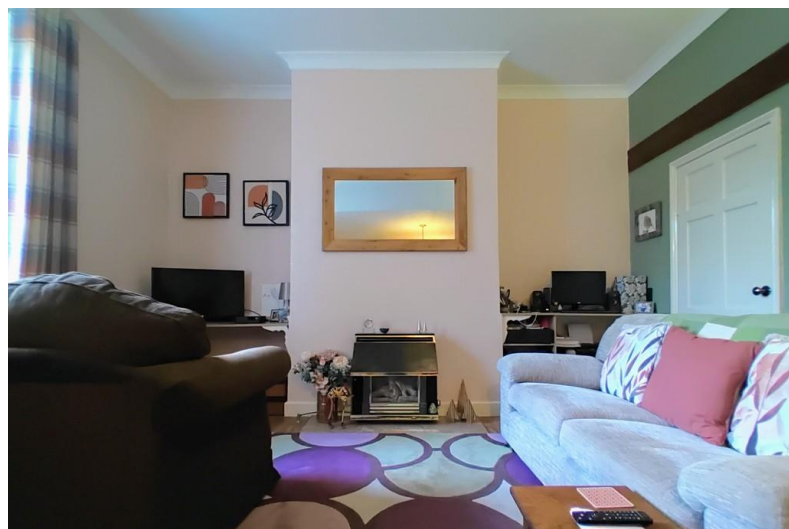




64 Oakleigh Road

- FOUR BEDROOM MID-TERRACE
- SET OVER THREE LEVELS
- GAS CENTRAL HEATING
- UPVC DOUBLE GLAZING

Offers Over £200,000
EPC Rating '58'





Property Description

**** SPACIOUS FOUR BEDROOM CHARACTER PROPERTY ** SET OVER THREE FLOORS ** TWO RECEPTION ROOMS ** POTENTIAL 5TH BEDROOM ****
This imposing mid-terrace property on the sought-after Oakleigh Road in Clayton is sure to impress. Masses of space for a growing family and a desirable location! Briefly comprising of: Entrance Hall, Lounge, Dining/Sitting Room, Kitchen, Cellar, two first floor Bedrooms & Bathroom, two further attic Bedrooms. Gardens front and rear. On-road parking front and rear. Gas central heating, UPVC double glazing and a convenient location with schools, park and amenities within walking distance.

ENTRANCE HALL

UPVC front entrance door, stairs off to the first floor and doors to the lounge and sitting room. Central heating radiator.





LOUNGE

16' 7" x 12' 7" (5.05m x 3.84m) A spacious reception room with a bay window to the front elevation, living flame gas fire with marble back & hearth and a period style surround. Central heating radiator.

DINING / SITTING ROOM

23' 6" MAX. x 17' 0" (7.16m x 5.18m) A spacious room being open plan to the kitchen, with a seating area and separate dining area. Stairs to the cellar, window to the rear elevation, living flame gas fire and a central heating radiator.



KITCHEN AREA

The kitchen has a good range of fitted base and wall units, laminated working surfaces and tiled splash-backs. Space for a cooker, plumbing for a washing machine and a stainless steel sink and drainer. Window to the rear elevation and a side door leading to the rear garden.

CELLAR / PANTRY

Useful cellar head pantry and steps down to a small storage cellar.

FIRST FLOOR

Landing area with open stairs to the second floor, central heating radiator and floor-to-ceiling fitted storage cupboards.



BEDROOM ONE

17' 0" x 13' 8" (5.18m x 4.17m) A sizeable master bedroom with two windows offering potential to be split to create a fifth bedroom, as neighbouring properties have done (subject to the require planning consents). Central heating radiator.

BEDROOM TWO

11' 11" x 10' 5" (3.63m x 3.18m) Fitted wardrobe, window to the rear elevation and a central heating radiator.

BATHROOM

Four piece bathroom suite comprising of a panelled bath, separate shower cubicle, washbasin and WC. Central heating radiator and a window to the rear elevation.

SECOND FLOOR

BEDROOM THREE

15' 10" x 9' 7" (4.83m x 2.92m) Velux window, eaves storage and a central heating radiator.

BEDROOM FOUR

15' 10" x 8' 2" (4.83m x 2.49m) Velux window, eaves storage and a central heating radiator.





EXTERNAL

To the front of the property is a garden area with flowerbed, rockery and shrubs. At the rear is an enclosed yard with paved seating area, flower bed and a gate to Westfield Road at the rear.

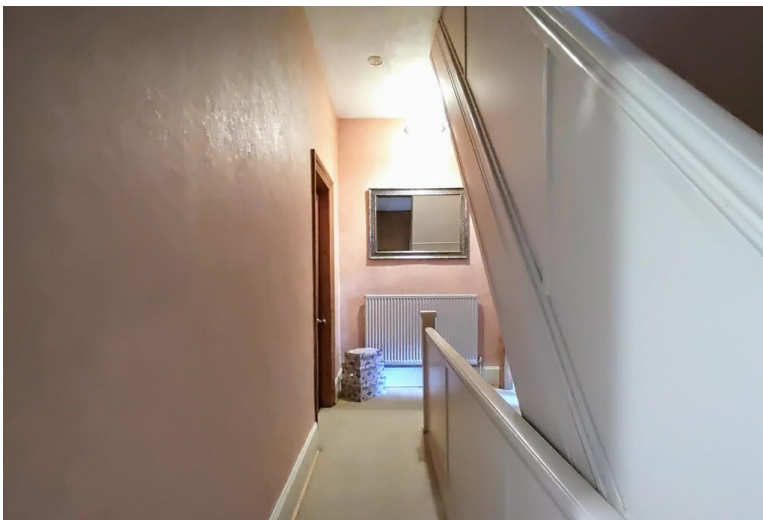
PURCHASE DETAILS:

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



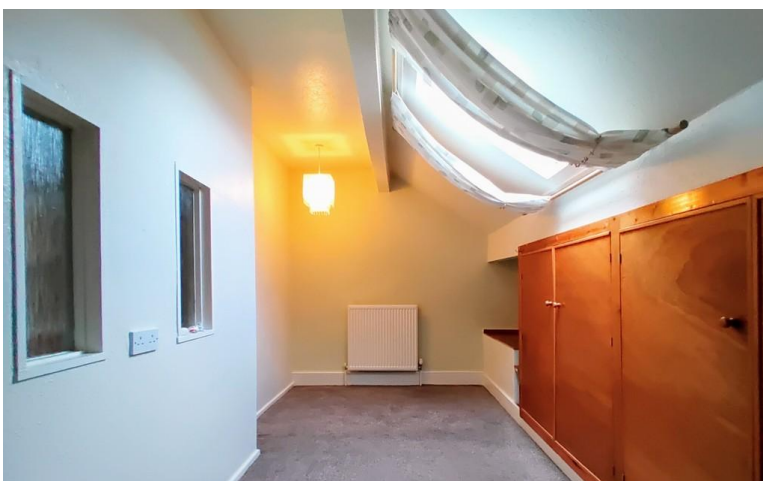
Once you are interested in purchasing this property, ideally call in person or telephone this office to discuss your offer, we would suggest that this is done before contacting a bank, building society or solicitor as any delay could result in the property being sold to someone else and any survey and 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		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	58	81

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 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