

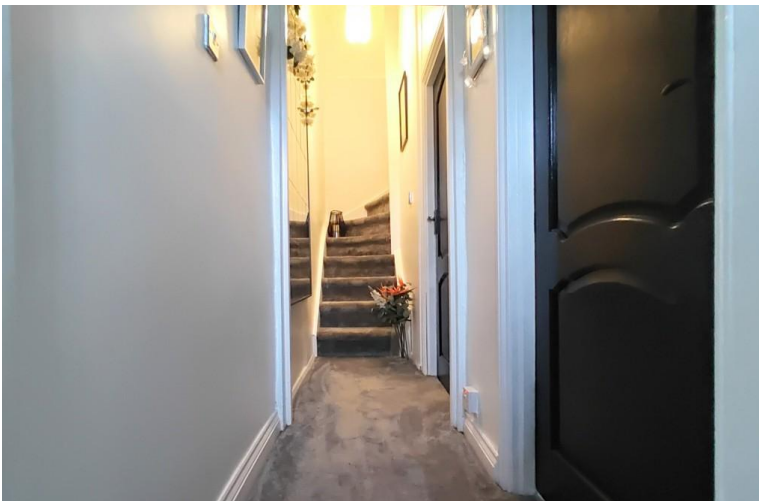


16 Ivy Lane

- THREE BEDROOM SEMI-DETACHED
- GAS CENTRAL HEATING
- UPVC DOUBLE GLAZING
- OFF-ROAD PARKING

£185,000
EPC Rating 'TBC'





Property Description

**** THREE BEDROOM SEMI-DETACHED ****

BACKWATER LOCATION ** GOOD-SIZED GARDENS AND DRIVE ** SET ACROSS THREE FLOORS **

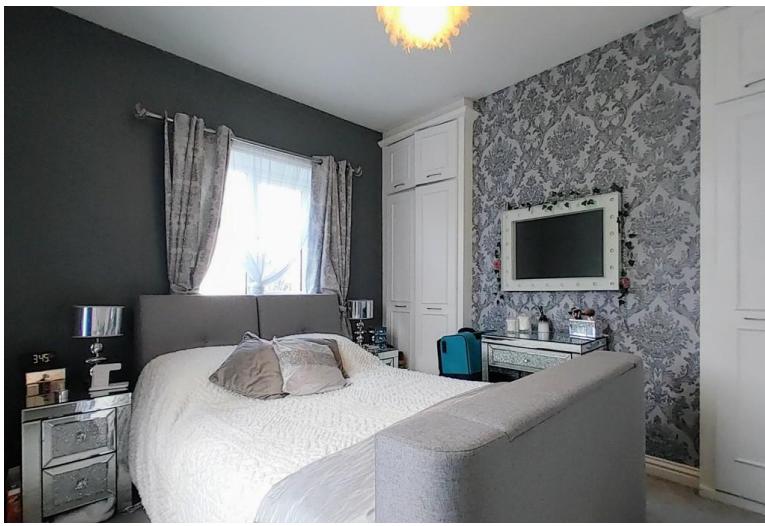
Whitney's are pleased to offer for sale this characterful property on the outskirts of Allerton. Enjoying spacious, well presented accommodation and a good degree of privacy. Located away from the main road but within easy reach of bus routes, local amenities and open countryside. Well presented throughout and briefly comprising of: Rear Porch, Dining-Kitchen, Lounge, Hallway, two Bedrooms & Bathroom plus an overall third attic Bedroom. Gardens front & rear and a gated driveway providing off-road parking.

ENTRANCE HALL

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

LOUNGE/DINER

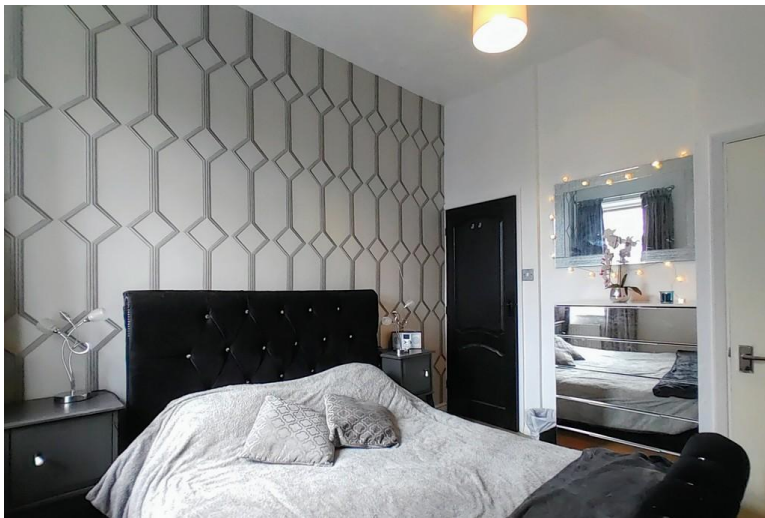
15' 8" x 13' 9" (4.78m x 4.19m) A spacious reception room with space for dining, and character features



such as a high ceiling with plaster coving and a ceiling rose. A modern fireplace houses a living-flame effect electric fire and there is a window to the front elevation and a central heating radiator.

KITCHEN

13' 0" x 11' 7" (3.96m x 3.53m) A good-sized kitchen with the original fireplace recess and windows to both the side and rear allow for plenty of natural light. Fitted with a range of base and wall units, laminated working surfaces and splash-backs. Four ring gas hob, electric oven and extractor above, along with washing machine plumbing, dishwasher plumbing and the central heating boiler cupboard. Door to the cellar and a door to the rear porch.



REAR PORCH

UPVC door and windows, giving access to the rear driveway and garden.

CELLAR

A useful store cellar providing additional storage.

FIRST FLOOR

A split-level landing with a window to the side elevation and stairs off to the first floor.

BEDROOM ONE

11' 6" x 10' 3" (3.51m x 3.12m) Windows to both the side and rear elevations along with a good range of fitted bedroom furniture, including three double fitted wardrobes with cupboards above. Central heating radiator. Distant views to the rear and views across the playing field to the side.



BEDROOM TWO

11' 1" x 11' 0" (3.38m x 3.35m) Window to the front elevation, central heating radiator and an under-stairs storage cupboard.

BATHROOM

10' 7" x 7' 4" (3.23m x 2.24m) A spacious family bathroom, comprising of a Jacuzzi bath with a thermostatic rainfall shower over, bowl style washbasin with mixer tap and a push button WC. Window to the front elevation, extractor fan, chrome heated towel rail and a window to the front elevation.



BEDROOM THREE

11' 0" x 9' 8" (3.35m x 2.95m) Landing area with access to the eaves and a door to Bedroom three. Three velux roof windows, central heating radiator and a door to further storage in the eaves.

EXTERNAL

To the front of the property is an enclosed garden consisting of a paved patio area, artificial grass, garden shed and a fenced boundary. To the rear is a



driveway with parking for two cars and double wrought iron gates. Beyond the driveway is a sizeable lawn with a fence and stone wall boundary, along with mature shrubs and trees.

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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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.