

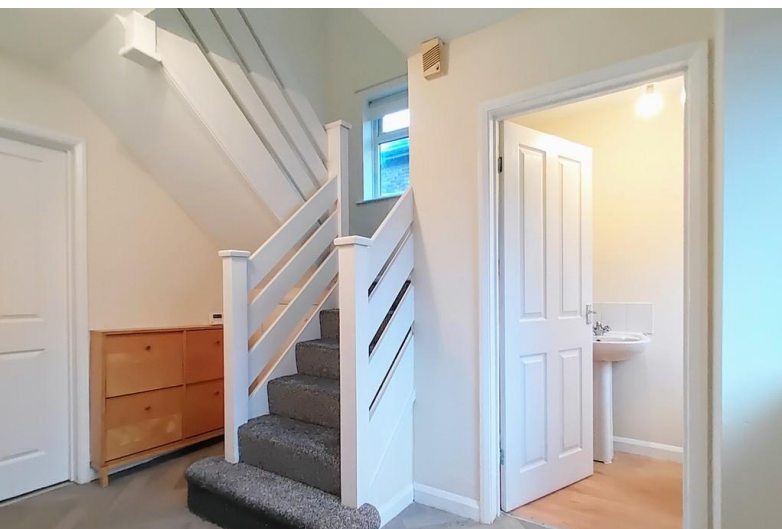


17 Buckingham Crescent

- FOUR BEDROOM DETACHED
- GAS CENTRAL HEATING
- UPVC DOUBLE GLAZING
- LARGE CONSERVATORY

£290,000

EPC Rating '65'





Property Description

**** EXTENDED FOUR BEDROOM DETACHED ** CUL-DE-SAC LOCATION ** TWO RECEPTION ROOMS PLUS A LARGE CONSERVATORY AND PLAY ROOM ****

Available with NO CHAIN, this spacious detached property has recently been re-decorated and re-carpeted, offering a blank canvas for the new purchaser to move straight in. A sizeable property with great ground floor space, suitable for a variety of uses. Briefly comprising of: Entrance Hall, WC, Lounge, Dining Room, Conservatory, Play Room, Kitchen, First Floor - Four Bedrooms, Ensuite & Family Bathroom. Driveway to the front and an enclosed rear garden.

ENTRANCE HALL

A spacious entrance hall with open stairs off to the first floor, central heating radiator and doors to a WC, Lounge and Kitchen.

WC

A handy ground floor WC with washbasin, central heating radiator and a window to the front elevation.



LOUNGE

15' 6" x 11' 5" (4.72m x 3.48m) Window to the front elevation, Adams style fireplace with marble back and hearth and an archway leading to the dining room. Central heating radiator.

DINING ROOM

10' 6" x 9' 9" (3.2m x 2.97m) Sliding patio doors to the rear, central heating radiator, archway to the lounge and a door to the kitchen.

KITCHEN/DINER

13' 1" x 10' 9" (3.99m x 3.28m) Fitted with a range of base and wall units, laminated working surfaces, breakfast bar and splashback tiling. Integrated electric oven, four ring gas hob and extractor above, along with plumbing for a washing machine and a stainless steel sink and drainer. Central heating radiator and double doors to the conservatory.

CONSERVATORY

22' 10" x 10' 10" (6.96m x 3.3m) A super sized conservatory with laminate flooring and French doors leading out to the rear garden. Two central heating radiators. Door to the Play Room.



PLAY ROOM

23' 5" x 8' 10" (7.14m x 2.69m) Previously the garage but now converted and extended to the rear. Window to the rear, central heating radiator and a utility area with fitted cupboards and working surfaces. An ideal space for home working, play room or teenagers den.



FIRST FLOOR

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

BEDROOM ONE

11' 1" x 10' 10" (3.38m x 3.3m) Window to the rear, double fitted wardrobe, central heating radiator and a door to the ensuite.

ENSUITE

Shower cubicle with glass door and a thermostatic rainfall shower, push-button WC and a pedestal washbasin. Window to the side elevation.



BEDROOM TWO

11' 1" x 9' 6" (3.38m x 2.9m) Window to the front elevation and a central heating radiator.

BEDROOM THREE

10' 5" x 7' 3" (3.18m x 2.21m) Window to the rear elevation and a central heating radiator.

BEDROOM FOUR

10' 5" x 6' 4" (3.18m x 1.93m) Window to the front elevation and a central heating radiator.



BATHROOM

A white bathroom suite comprising of a panelled bath with a thermostatic shower over, wall mounted washbasin and a push button WC. Tiled floor, window to the side and a central heating radiator.

EXTERNAL

To the front of the property is an open-plan block-paved driveway with off-road parking for several cars, and a lawn area. A pathway to the side leads to the rear garden. The rear garden is fully enclosed with a fenced boundary and offers a good degree of privacy. Please note - although the garage door remains, it has been blocked off internally and converted to a play room.



COUNCIL TAX BAND E

FREEHOLD

VACANT POSSESSION

EPC TO FOLLOW

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			
(92-100)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>			

11 Green End
Clayton
Bradford
West Yorkshire
BD14 6BA

www.whitneys.co.uk
sales@whitneys.uk.com
01274880019

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.