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7 Grange Avenue

- CHARACTER MID-TERRACE
- UPVC DOUBLE GLAZING
- FOUR DOUBLE BEDROOMS
- ORIGINAL FEATURES

£195,000

EPC Rating 'TBC'





Property Description

**** LARGE PERIOD STYLE MID-TERRACE ** FOUR DOUBLE BEDROOMS ** TWO RECEPTION ROOMS ** SUN ROOM ** GAS CENTRAL HEATING **** This spacious family home in Allerton offers ample space for a growing family, a cul-de-sac location and well presented accommodation over three floors. Briefly comprising of: Entrance Vestibule, Lounge, Dining/Sitting Room, Kitchen, Sun Room, Cellar, First Floor - two Bedrooms & Bathroom, Second Floor - two Bedrooms. Externally there are gardens front and rear. Located in good position with schools, bus routes and village amenities within walking distance.

ENTRANCE VESTIBULE

Panelled walls and a door through to the lounge.

LOUNGE

17' 1"(into the bay) x 13' 6" (5.21m x 4.11m) Period features such as high ceilings with the original cornice and picture rail. Bay window to the front elevation, central heating radiator and a living flame gas fire with a marble back and hearth, and a mahogany surround.

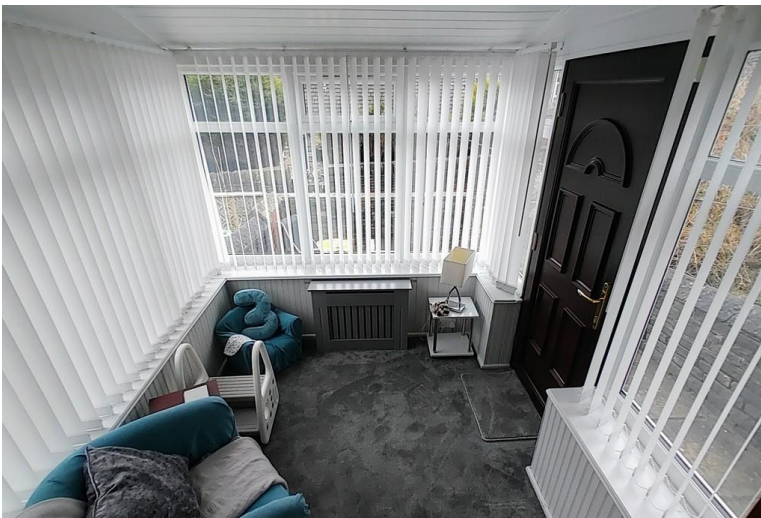


DIINING / SITTING ROOM

13' 9" x 13' 6" (4.19m x 4.11m) Original plaster coving to the ceiling and an ornate ceiling rose. Living flame gas fire with a marble back and hearth and wooden surround, along with a window to the rear elevation and a central heating radiator. Ample space for a dining table and sofas.

KITCHEN

11' 4" x 7' 1" (3.45m x 2.16m) A modern fitted kitchen with a range of white wall and base units, laminated working surfaces and splash-back wall tiling. Stainless steel sink and drainer, and plumbing for both a washing machine and a dishwasher. Integrated gas hob, extractor and a gas double oven & grill. Window to the side elevation and a door to the Sun Room.



SUN ROOM

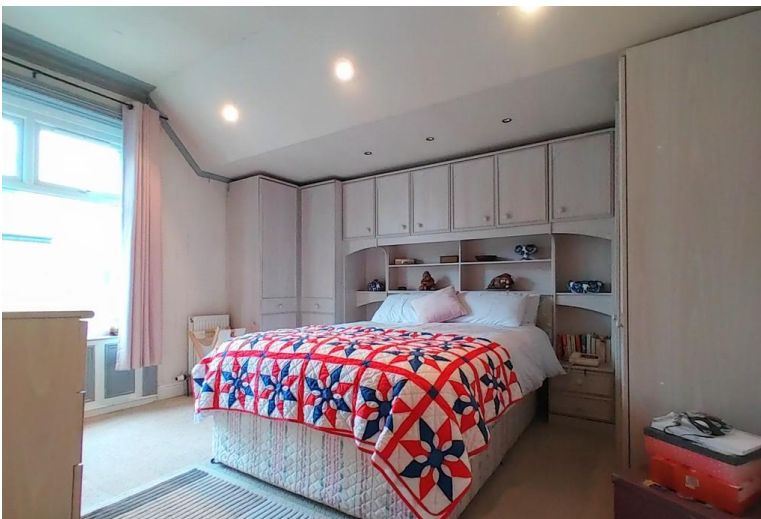
8' 7" x 7' 7" (2.62m x 2.31m) Recently fitted new UPVC windows and internal cladding. UPVC door to the rear garden.

FIRST FLOOR LANDING

A spacious landing area with open spindle balustrade and stairs off to the second floor.

BEDROOM ONE

13' 10" x 13' 4" (4.22m x 4.06m) Fitted with a good range of bedroom furniture, including wardrobes, drawers, bedside cabinets and open shelving. Window to the front elevation and a central heating radiator.



BEDROOM TWO

11' 3" x 10' 7" (3.43m x 3.23m) Fitted wardrobe and cupboards, window to the rear elevation and a central heating radiator.

BATHROOM

A four piece bathroom suite comprising of a modern washbasin set in a pine washstand, panelled bath, WC and a shower cubicle with an electric shower and glass door. Windows to both the side and rear elevations and a chrome heated towel rail.



SECOND FLOOR

BEDROOM THREE

12' 4" x 10' 7" (3.76m x 3.23m) Two velux roof windows with integrated blinds, eaves storage area and a central heating radiator.

BEDROOM FOUR

12' 4" x 10' 1" (3.76m x 3.07m) Large velux roof window, eaves storage area, open shelving and a central heating radiator.

EXTERNAL



To the front of the property is a paved garden area with the original stone wall and a wrought iron fence & gate. At the rear is an enclosed patio garden with a stone wall boundary and garden gate.

DIRECTIONS:



PURCHASE DETAILS:

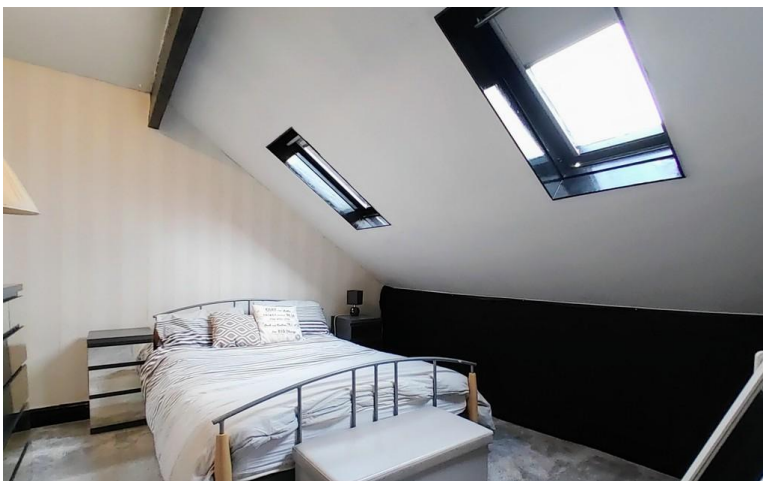
Please note that the services & appliances have not been tested & the property is sold on that basis.

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.



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