



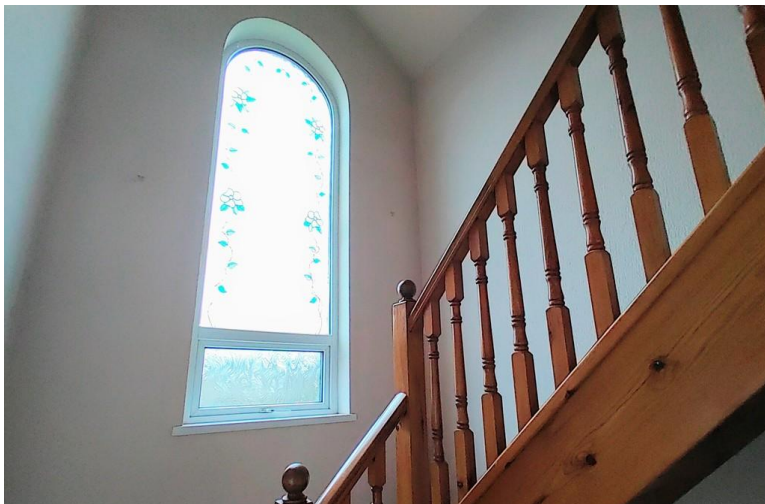
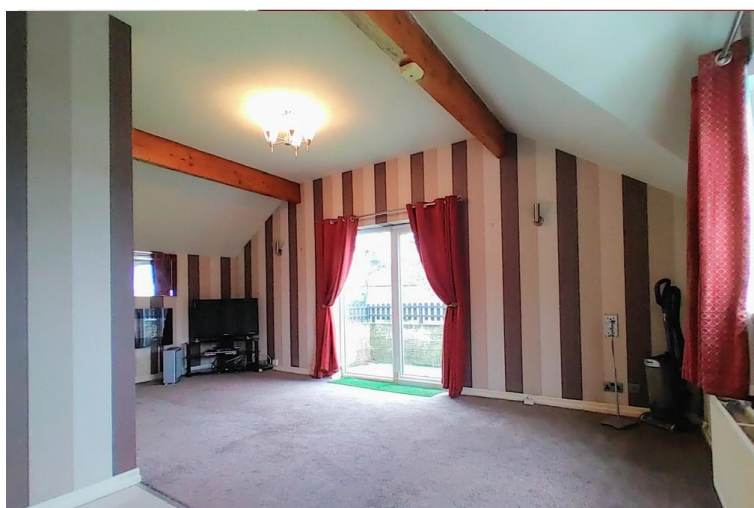
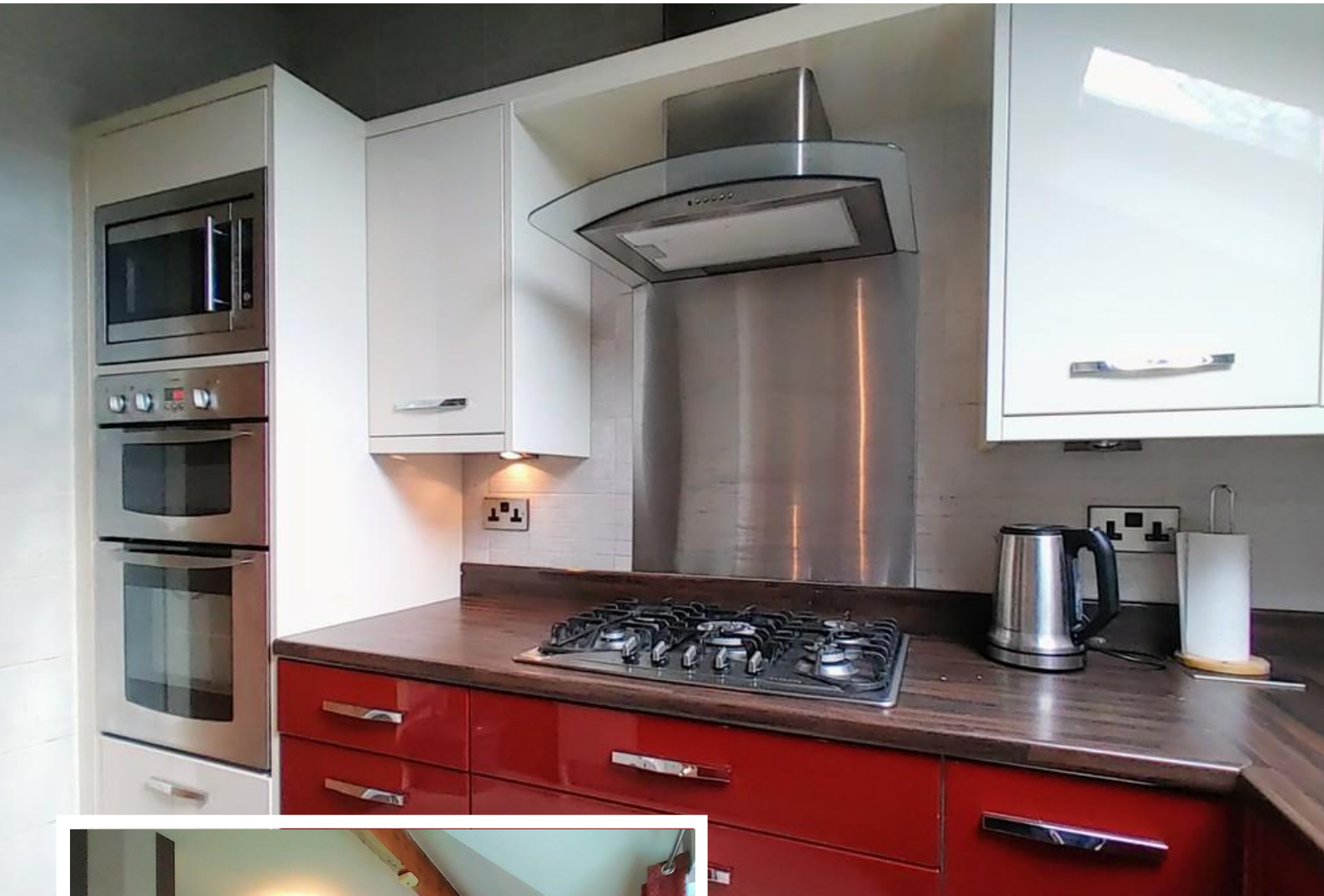
16b Paradise Fold

- FIVE BEDROOM DETACHED
- FLEXIBLE LAYOUT
- DOUBLE GARAGE
- GAS CENTRAL HEATING

£275,000

EPC Rating '65'





Property Description

**** SPACIOUS FIVE BEDROOM DETACHED ** FLEXIBLE LAYOUT ** GREAT POTENTIAL ** DOUBLE GARAGE ** CUL-DE-SAC LOCATION ** UPVC DOUBLE GLAZING ** ALARM SYSTEM ** GAS CENTRAL HEATING **** This interesting property offers a great deal of space for a growing family and potential to change the layout and/or create further living space. An interesting property in a private location that is definitely worth viewing. On the ground floor is an entrance hallway and a corridor leading to three/four bedrooms and the double garage. An open staircase with full height ceiling leads to a spacious landing area and doors off to a living room and kitchen, two more bedrooms (one with ensuite) and a family bathroom. Due to the current layout, the property is suitable for a variety of uses and offers potential for the new owner to reconfigure the property to their own requirements.



To the front is a block-paved driveway with parking for up to four cars. Positioned in a private position down a short track that leads to just one other property, yet only a few minutes walk from Quora retail park and transport links. Early viewing is advised.

GROUND FLOOR

ENTRANCE HALL

The front entrance door leads in to a hallway with stairs off to the first floor and a door to a further hallway that gives access to the garage and bedrooms. Central heating radiator.



BEDROOM THREE

12' 4" x 10' 11" (3.76m x 3.33m) French doors and two wall windows to the front elevation and a door to a useful dressing room or occasional bedroom.

DRESSING ROOM / OCCASIONAL ROOM

10' 9" x 6' 10" (3.28m x 2.08m) Accessed through bedroom three and offering potential as a study, dressing room or maybe an ensuite. Window to the rear elevation.

BEDROOM FOUR

10' 4" x 9' 0" (3.15m x 2.74m) Window to the rear elevation. Fitted wardrobes/storage and fitted desk.

BEDROOM FIVE

8' 3" x 7' 0" (2.51m x 2.13m) Window to the front elevation.

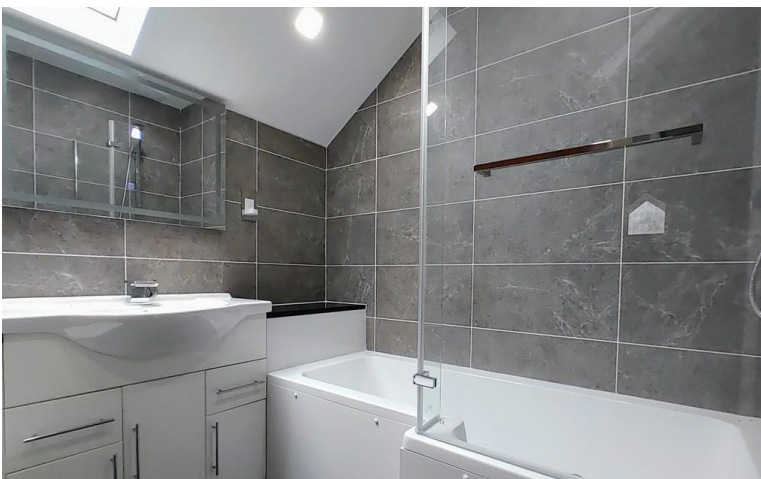


FIRST FLOOR

From the entrance hall, an open staircase leads to a spacious first floor landing with doors off to the lounge & kitchen, bathroom and two bedrooms. Central heating radiator.

LOUNGE/DINER

19' 10" x 15' 8" (6.05m x 4.78m) A spacious entertaining area with a window to the front and patio doors leading out to a small balcony. Exposed ceiling beams and a tiled floor dining area. Door off to the kitchen. Central heating radiator.



KITCHEN

9' 7" x 8' 0" (2.92m x 2.44m) High gloss fitted kitchen with a range of base and wall units and laminated working surfaces. Integrated appliances include a double electric oven, gas hob, microwave, dishwasher and a washing machine. Tiled floor and a Velux roof window.

BEDROOM ONE

15' 8" x 9' 9" (4.78m x 2.97m) Window to the side elevation, Velux roof window, exposed ceiling beams, central heating radiator and a door to an ensuite bathroom.



ENSUITE

Recently fitted modern, well fitted bathroom comprising of a 'P' shaped bath with glass screen, WC and a washbasin set in a vanity unit with fitted storage. Chrome heated towel rail and a Velux roof window.

BEDROOM TWO

15' 8" x 9' 9" (4.78m x 2.97m) Exposed ceiling beams, windows to the front and side elevations, and a central heating radiator.

BATHROOM

A modern fully tiled shower room comprising of a shower cubicle with glass sliding doors and a thermostatic shower, push button WC and a washbasin with mixer tap and storage below. LED touch mirror and a chrome heated towel rail.

EXTERNAL

To the front of the property there is a block paved driveway, tarmac drive to adjacent property, hard standings with parking for up to four cars. Small garden area.

DOUBLE GARAGE

19' 7" x 15' 2" (5.97m x 4.62m) A large garage space with a remote control insulated electric up and over door, power and light. Also housing the central heating boiler. Offering potential to create further living space - subject to obtaining the required consents and approvals.



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	65
(39-54)	E	
(21-38)	F	
(1-20)	G	78
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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