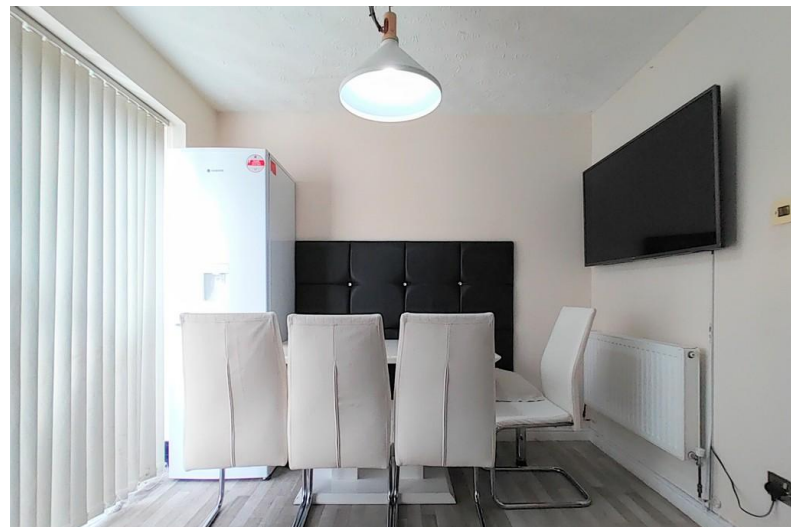


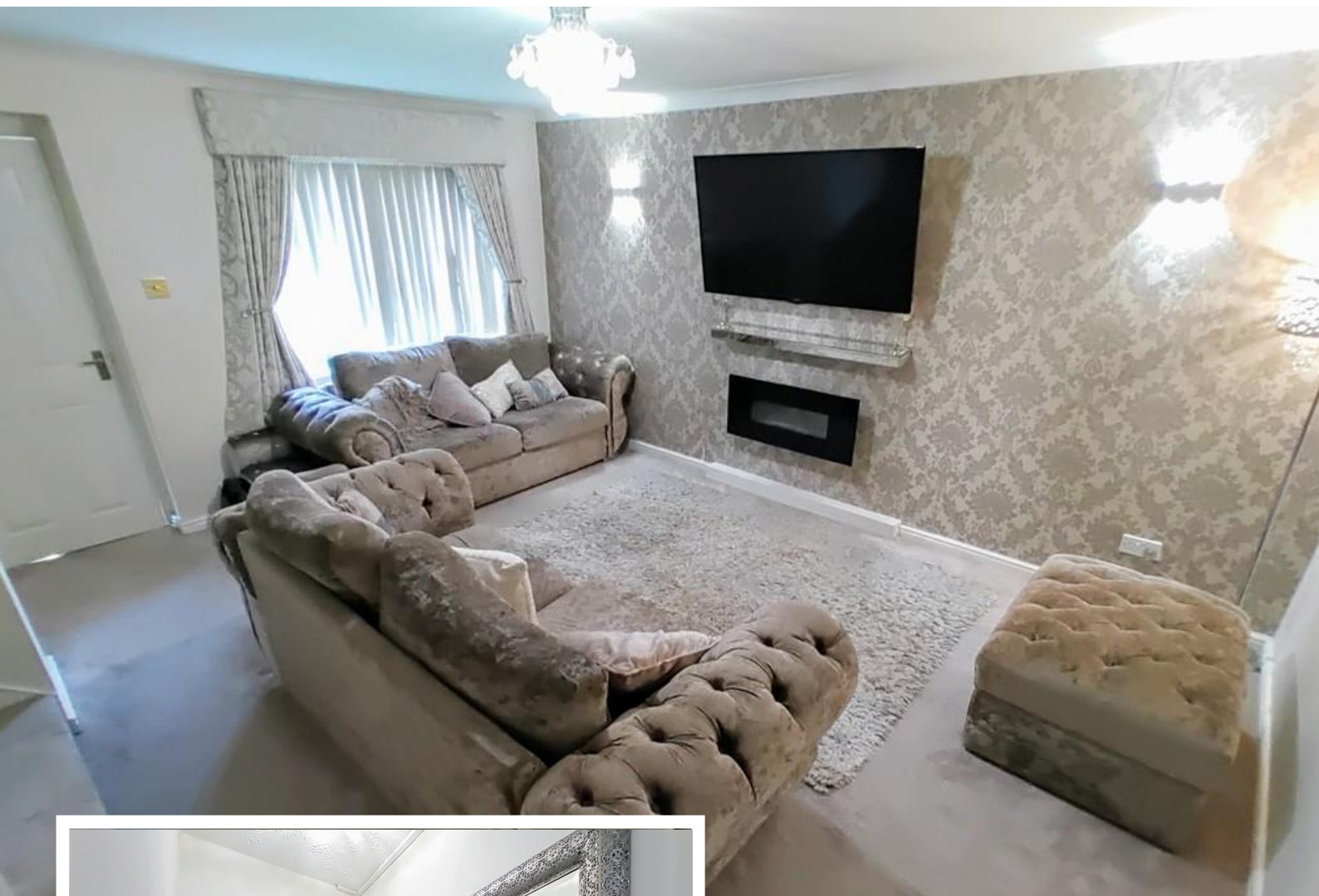


16 Carling Close

- THREE BEDROOM SEMI-DETACHED
- NO CHAIN
- GAS CENTRAL HEATING
- DOUBLE GLAZING

£175,000
EPC Rating 'TBC'





Property Description

**** MODERN THREE BEDROOM SEMI DETACHED **
CUL-DE-SAC LOCATION ** WELL PRESENTED **
GARDENS & OFF-ROAD PARKING **** Located in a popular part of BD7 just off Hollybank Road is this ideal family home, offering 'ready to move in' accommodation and enjoying pleasant gardens and easy access to local amenities. Briefly comprising of: Entrance Hall, Lounge, Kitchen-Diner, WC, first floor - three Bedrooms & Bathroom. Gardens front & rear and a driveway for two cars.

ENTRANCE HALL

The front door leads into a hallway with doors off to the Lounge and a handy ground floor WC. Central heating radiator.

LOUNGE

15' 2" x 11' 7" (4.62m x 3.53m) An open staircase leads off to the first floor, there are two central heating radiators and a window to the front elevation, plus a useful under-stairs storage cupboard.





KITCHEN/DINER

15' 2" x 8' 7" (4.62m x 2.62m) A fitted kitchen with designated space for dining, comprising of wall and base units, laminated working surfaces and splashback wall tiling. There is an integrated electric oven, four ring gas hob and an extractor above, plus a stainless steel sink and drainer with pot washer tap. Plumbing for a washing machine, central heating boiler, window and sliding patio doors to the rear elevation. Central heating radiator.

FIRST FLOOR

Landing area with access to the loft space.

BEDROOM ONE

15' 2" x 11' 10" (4.62m x 3.61m) Fitted wardrobe with mirror sliding doors, two windows to the front elevation and a central heating radiator.

BEDROOM TWO

8' 9" x 8' 7" (2.67m x 2.62m) Window to the rear elevation and a central heating radiator.

BEDROOM THREE

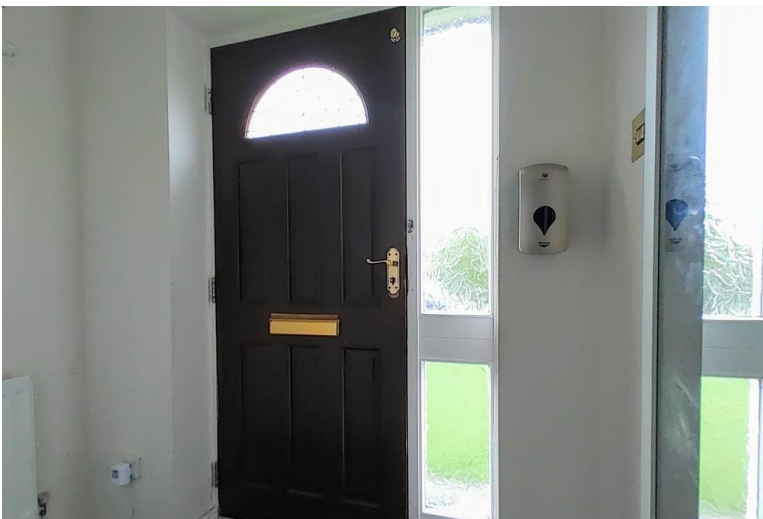
8' 9" x 6' 3" (2.67m x 1.91m) Window to the rear elevation and a central heating radiator.

BATHROOM

A modern bathroom with fully clad walls and ceiling and a white three piece suite comprising of; a panelled bath with shower tap attachment and glass screen, WC and a washbasin set in a modern vanity unit with storage below. LED touch wall mirror, chrome heated towel rail and a window to the side elevation.

EXTERNAL

To the front of the property is an open-plan garden area with a lawn and shrubs. A driveway to the side of the property provides off-road parking for two cars and a gate to the rear garden. To the rear is a decked patio area, garden shed, gravelled area and a lawn with fenced boundary.



DIRECTIONS:

PURCHASE DETAILS:

Please note that the services & appliances have not



been tested & the property is sold on that basis.

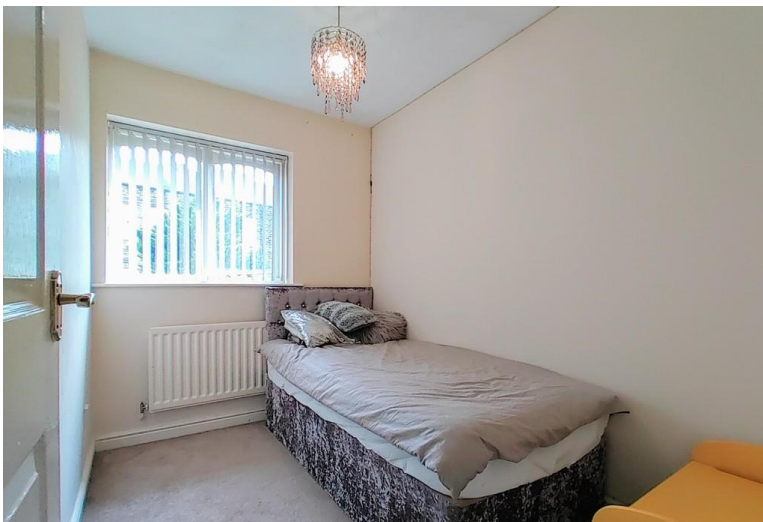
Once you are interested in purchasing this property, ideally call in person or telephone this office to discuss your offer, we would suggest that this is done before contacting a bank, building society or solicitor as any delay could result in the property being sold to someone else and any survey and 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