

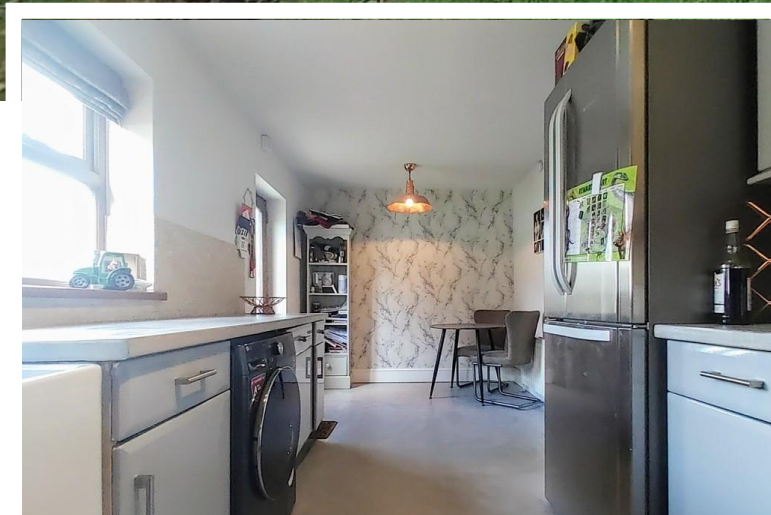
8 Wellfield Gardens

- THREE BEDROOM TOWNHOUSE
- WELL PRESENTED
- QUALITY FIXTURES & FITTINGS
- SINGLE GARAGE

£205,000

EPC Rating '70'





Property Description

**** MODERN THREE BEDROOM TOWNHOUSE ****
SUPERB SEMI-RURAL LOCATION ** QUALITY
FIXTURES & FITTINGS ** GARDENS, GARAGE &
PARKING ** Whitney's are delighted to offer for sale this ideal family home, located in the sought-after area of West Scholes in Queensbury. Planning permission is in place for a single storey extension to create a large kitchen-dining space with bi-fold doors leading out to the garden. The property is available with **NO CHAIN** and is well presented throughout. Briefly comprising of: Entrance Hall, Lounge, Kitchen-Diner, first floor - Landing with fitted storage, Master Bedroom with Ensuite, two further Bedrooms and a family Bathroom. Gardens to front and rear, along with access to a shared woodland garden, single garage and parking space.

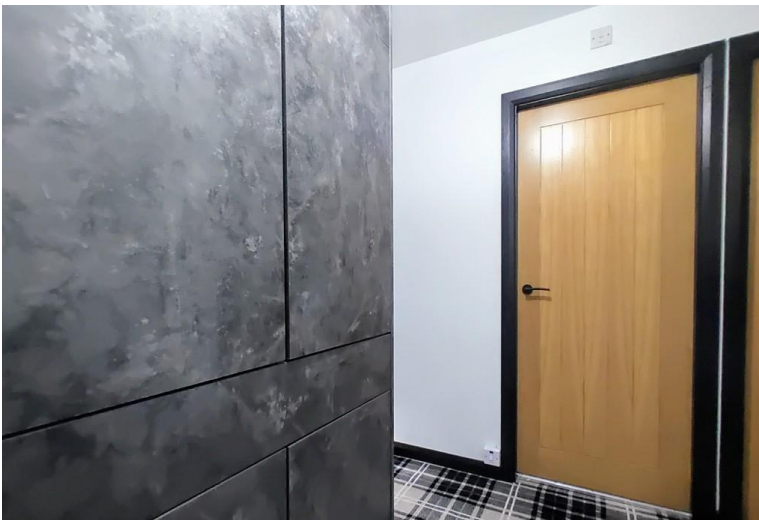
ENTRANCE HALL

Stairs lead off to the first floor, door to the lounge, coat hooks and a central heating radiator.



LOUNGE

15' 6" x 14' 10" (4.72m x 4.52m) A good-sized living room with inset ceiling spotlights and a cast iron gas stove set in a recess with a wooden surround. Window to the rear elevation and a central heating radiator. There is also a useful under-stairs store cupboard.



KITCHEN/DINER

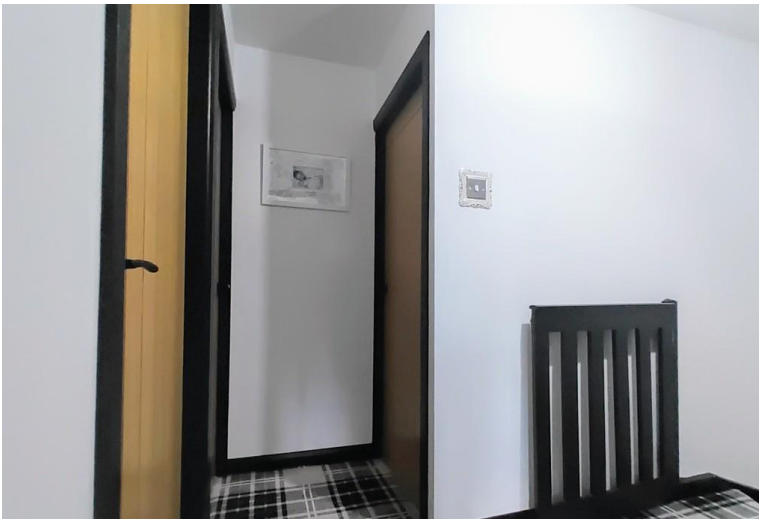
18' 7" x 8' 5" (5.66m x 2.57m) A fitted kitchen with a good range of base and wall units, ample working surface space and tiled splash-backs. Integrated dishwasher, electric oven, halogen hob and an extractor above. Exterior door to the garden and a window to the front elevation.

FIRST FLOOR

Landing area with bespoke fitted cupboards providing additional storage.

BEDROOM ONE

13' 3" x 9' 2" (4.04m x 2.79m) Floor to ceiling fitted wardrobes with sliding doors and a feature velvet buttoned wall. There is a window to the rear elevation, door to an ensuite shower room and a central heating radiator.

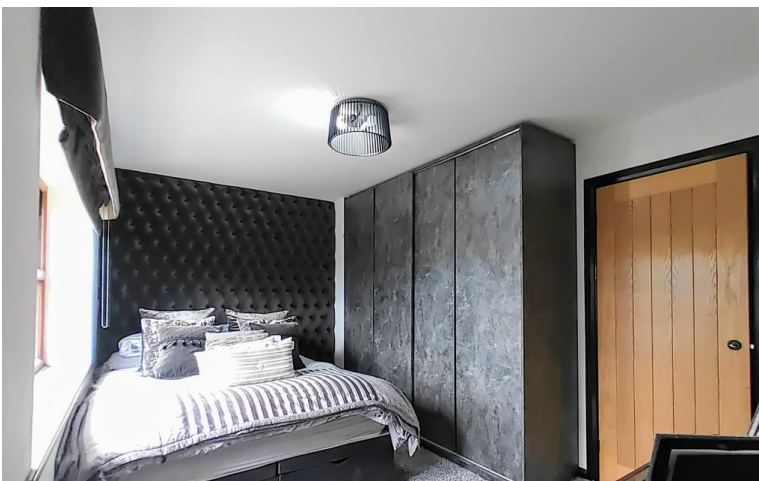


ENSUITE

A superb fully tiled ensuite shower room with white and grey marble effect tiling, and a modern three-piece suite with Black fittings and accessories. Comprising of a corner shower cubicle with sliding doors and a mains powered shower, WC and a rectangular washbasin with mixer tap and storage below. Heated towel rail and a window to the rear elevation.

BEDROOM TWO

10' 5" x 8' 6" (3.18m x 2.59m) Fitted with a double wardrobe, drawers and overhead cupboards. Window to the front elevation and a central heating radiator.



BEDROOM THREE

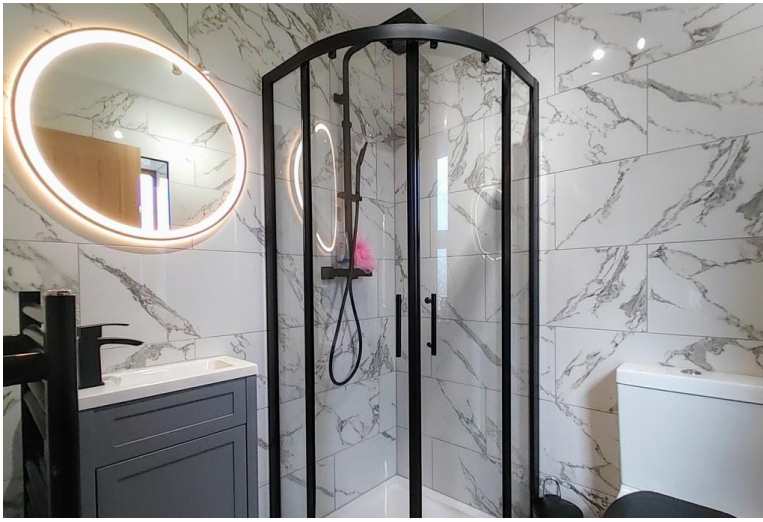
8' 6" x 7' 9" (2.59m x 2.36m) Window to the front elevation and a central heating radiator.

BATHROOM

A modern family bathroom with subway style wall tiling and a three-piece suite comprising of a panelled bath with a rainfall shower over, washbasin set in a vanity unit with storage below and a push-button WC. Tiled floor, shaver point and a heated towel rail.

EXTERNAL

To the front of the property is enclosed garden with decking, artificial grass, paved patio and a stone wall boundary. To the rear is a smaller patio garden with



access to a larger shared woodland garden area. The shared garden is controlled by a management company and there is an annual cost of around £80 per year. There is a single garage nearby with an allocated parking space in front.

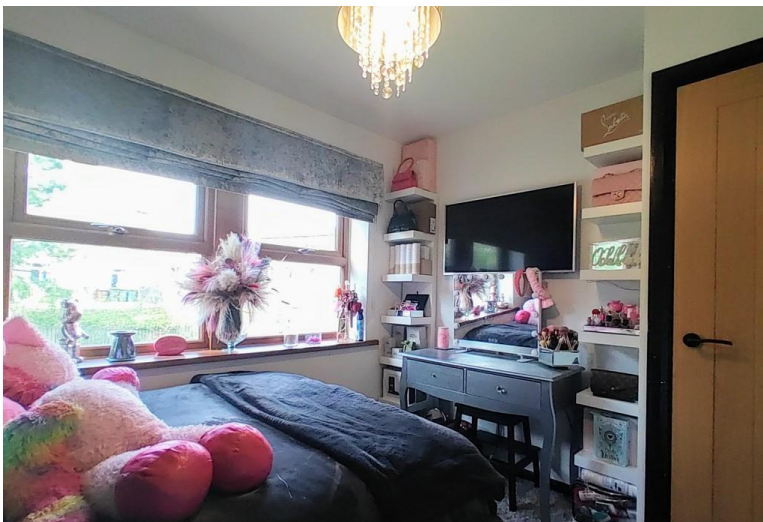
PURCHASE DETAILS:

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.

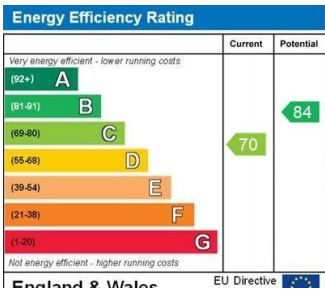
VALUATION: If you are thinking of selling your home, why not contact one of our offices now for a **FREE VALUATION** strictly without any obligation. Contact us on Bradford (01274) 880019.



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**.

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