



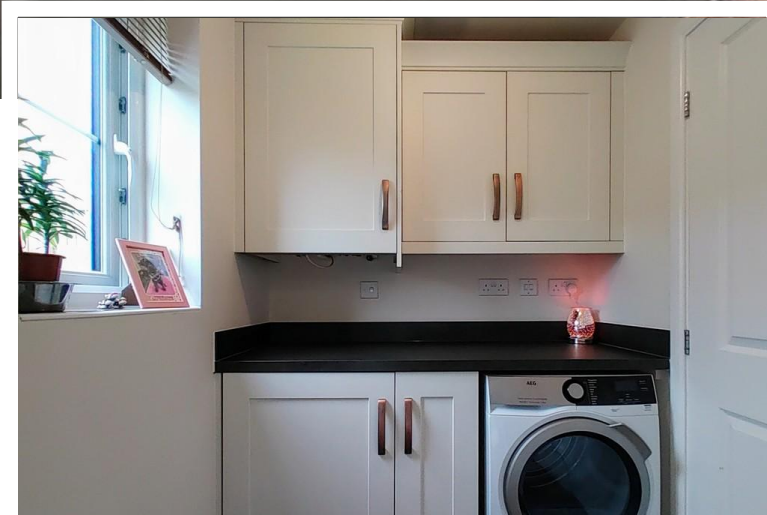
7 Falls Approach

- FOUR BEDROOM DETACHED
- CLAYTON VILLAGE LOCATION
- QUALITY FIXTURES & FITTINGS
- UPVC DOUBLE GLAZING

£315,000

EPC Rating 'TBC'





Property Description

**** IMPRESSIVE FOUR BEDROOM DETACHED ** CUL-DE-SAC LOCATION ** CLOSE TO OPEN COUNTRYSIDE ** SOLAR PANELS ** QUALITY FIXTURES & FITTINGS**
**** Whitney's are pleased to offer for sale this recently built detached property that benefits from £20,000 worth of extra's and twelve solar panels! The current owners opted for a higher specification when the property was built that includes, upgraded kitchen and appliances, click-lock flooring with a lifetime guarantee, improved quality carpets and fitted wardrobes to every bedroom. In addition to this the owners have installed twelve solar panels and a five kilowatt battery that currently provides free electricity (dependant upon usage). The property sits on a good sized plot with a double drive to the front, garage and a fully enclosed rear garden. Briefly comprising of: Entrance Hall, Lounge, Kitchen-Diner, WC, Utility Room, First Floor - four Bedrooms, master with Ensuite and a family Bathroom. Located within easy walking distance of village amenities, local schools and open countryside.**

ENTRANCE HALL



A composite entrance door leads into the hallway with stairs off to the first floor, central heating radiator and a door to the lounge.

LOUNGE

14' 9" x 11' 6" (4.5m x 3.51m) Window to the front elevation, under-stairs store cupboard and a central heating radiator.

KITCHEN/DINER

17' 9" x 10' 1" (5.41m x 3.07m) The kitchen area is well fitted with a range of base and wall units with laminated working surfaces and integrated appliances, including; a microwave, electric oven, wine cooler, dishwasher, fridge-freezer, induction hob and an extractor above. There are French doors leading out to the rear garden and a window to the rear elevation. Ample space for dining and two central heating radiators.

UTILITY ROOM

Fitted base and wall units with an integrated washing machine and space for a tumble dryer. Central heating radiator and boiler cupboard. Window to the rear elevation.



WC

A ground floor WC with corner pedestal washbasin, window to the side and a central heating radiator.

FIRST FLOOR

A 'U' shape d landing area with two useful storage cupboards and access to the bedrooms, bathroom and loft space. Open spindle balustrade and a central heating radiator.



BEDROOM ONE

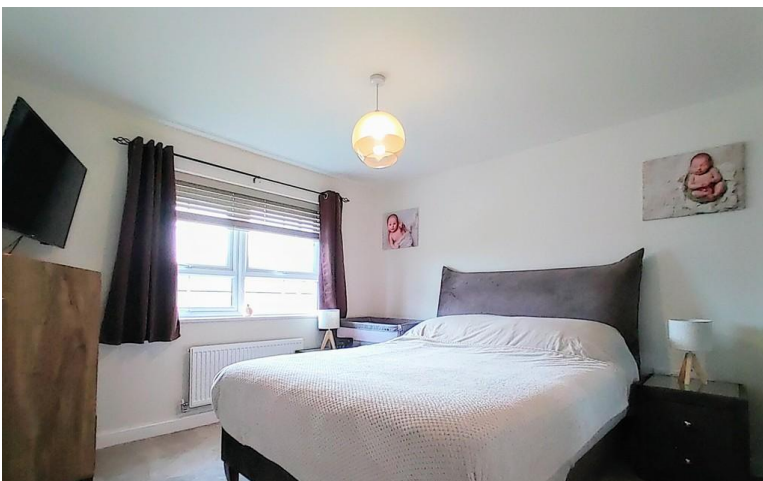
11' 6" x 10' 7" (3.51m x 3.23m) Fitted mirror front wardrobes with sliding doors, window to the front elevation and a central heating radiator. Door to the ensuite.

ENSUITE

A double width walk-in shower with glass sliding door and a mains powered shower, WC and a modern washbasin with storage below. Extractor and a central heating radiator.

BEDROOM TWO

11' 0" x 10' 7" (3.35m x 3.23m) Three door fitted wardrobe, window to the front elevation and a central heating radiator.

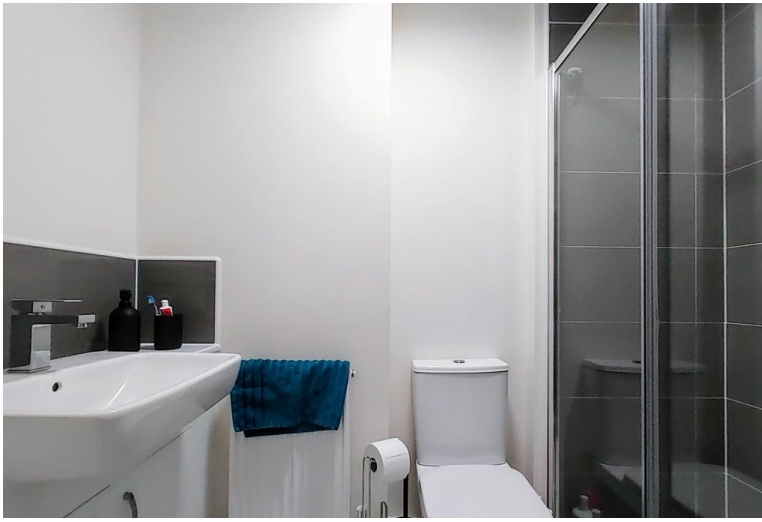


BEDROOM THREE

10' 7" x 8' 2" (3.23m x 2.49m) Fitted mirror front wardrobes with sliding doors, window to the rear elevation and a central heating radiator.

BEDROOM FOUR

10' 5" x 8' 6" (3.18m x 2.59m) Three door fitted



wardrobe, window to the front elevation and a central heating radiator.

BATHROOM

Panelled bath, WC and a pedestal washbasin. Window to the rear elevation, extractor and a central heating radiator.

GARAGE

Single garage with power, light and an 'up and over' door.

EXTERNAL

To the front of the property is an open plan block paved driveway for two cars, a lawn and flowerbed border. A gate to the side leads to the rear garden. At the rear is a good-sized, enclosed garden with a paved area, lawn and fenced boundary.

EPC RATING B

COUNCIL TAX BAND E

SOLAR PANELS ARE OWNED (NOT ON A RENTAL SCHEME).



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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