



27 Oakhall Park

- FOUR BEDROOM DETACHED
- TWO RECEPTION ROOMS
- GAS CENTRAL HEATING
- UPVC DOUBLE GLAZING

£299,950

EPC Rating '69'



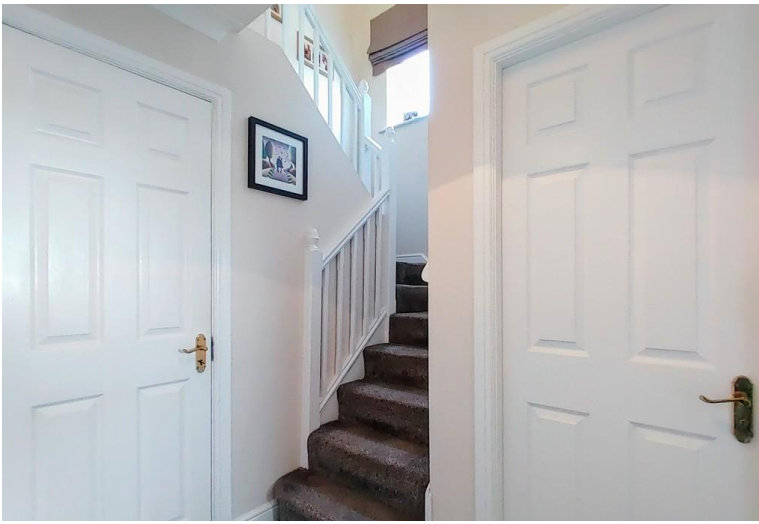


Property Description

**** FOUR BEDROOM DETACHED ** TWO RECEPTION ROOMS ** WELL PRESENTED THROUGHOUT ** GARDENS, GARAGE & DRIVEWAY **** Whitney's are pleased to offer for sale this impressive detached property on the popular Oakhall Park development in Thornton. Well maintained and tastefully presented throughout. Within easy reach of village amenities, local schools and motorway networks, and briefly comprising of: Entrance Hall, Lounge, Dining Room, Kitchen, Inner Hall, WC, Integral Garage, First Floor - Four Bedrooms, Ensuite & Bathroom. Driveway for 2-3 cars to the front and an enclosed rear garden. View now!

ENTRANCE HALL

A composite entrance door leads into a small hallway with a window to the side, laminate flooring and a door to the lounge.



LOUNGE

16' 3" x 11' 0" (4.95m x 3.35m) Pebble style electric fire in a modern surround, window to the front elevation, double doors to the dining room and a door to the inner hall. Central heating radiator.

DINING ROOM

10' 6" x 8' 6" (3.2m x 2.59m) Patio doors lead out to the rear garden, laminate flooring, double doors to the lounge and a door to the kitchen. Central heating radiator.

KITCHEN

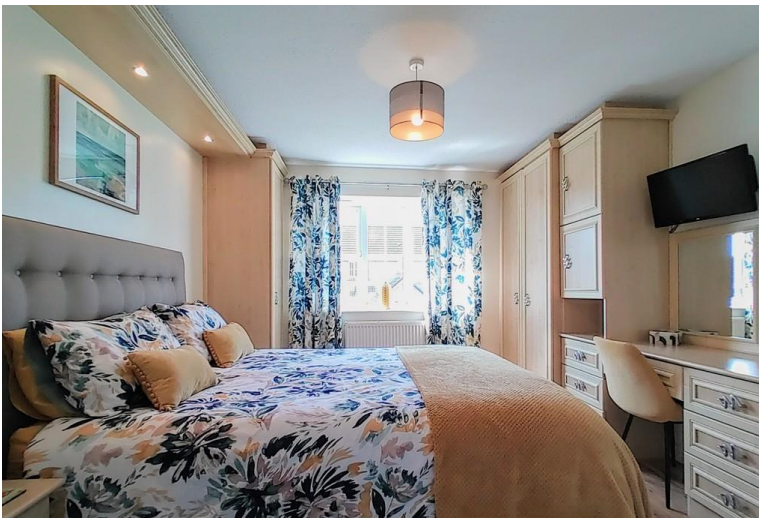
11' 10" x 7' 10" (3.61m x 2.39m) Fitted with a range of base and wall units, laminated working surfaces including a breakfast bar and splashback wall tiling. Integrated appliances include a fridge-freezer, dishwasher, electric double oven, five ring gas hob and extractor. One and a half bowl stainless steel sink & drainer, plumbing for a washing machine and a central heating radiator. Window to the rear elevation and an exterior door to the side elevation.

INNER HALL

Stairs lead off to the first floor and there are doors to the Kitchen, Lounge, WC and Garage.

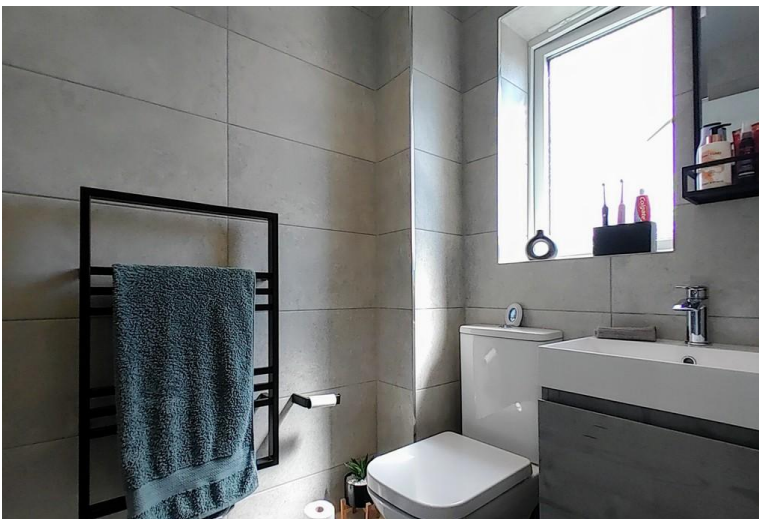
WC

WC, pedestal washbasin, window to the side elevation and a central heating radiator.



FIRST FLOOR

A spacious landing area with open spindle balustrade, window to the side elevation and a useful airing cupboard. Doors off to all bedrooms and the bathroom.

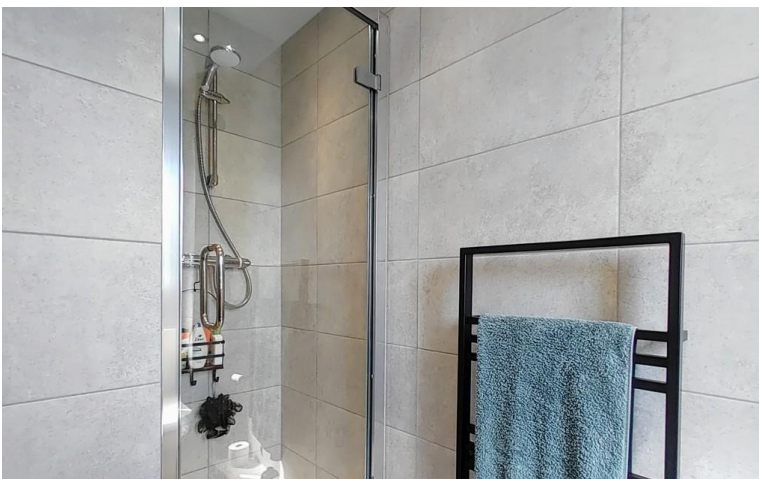


BEDROOM ONE

12' 3" x 10' 9" (3.73m x 3.28m) Fitted with a good range of bedroom furniture to include, wardrobes, drawers, bedside cabinets and a dressing table. Window to the front elevation and a central heating radiator.

ENSUITE

A recently refurbished shower room, comprising of a shower enclosure with glass door and a mains powered shower, WC and a floating washbasin with storage below. Black heated towel rail, clad ceiling with spotlights and a window to the side elevation.



BEDROOM TWO

10' 9" x 9' 9" (3.28m x 2.97m) Laminate flooring, window to the rear elevation and a central heating radiator.



BEDROOM THREE

9' 8" x 8' 4" (2.95m x 2.54m) Laminate flooring, window to the front elevation and a central heating radiator.

BEDROOM FOUR

9' 8" x 6' 1" (2.95m x 1.85m) Window to the rear elevation and a central heating radiator.

BATHROOM

A refurbished, fully tiled bathroom, comprising of a panelled bath with a mains powered rainfall shower over, wash basin and WC set in a fitted unit with storage and a black heated towel rail. Extractor and window to the side elevation.



GARAGE

16' 4" x 9' 5" (4.98m x 2.87m) An integral garage with electric remote control door, power and light. Door to the inner hallway.

EXTERNAL

To the front of the property is a block-paved driveway with parking for 2-3 cars, flowerbeds and mature shrubs & trees. A pathway to the side leads to the kitchen door and the rear garden. The rear garden is fully enclosed and consists of a paved seating area, gravel patio, lawn, outside tap and flower beds with mature shrubs and plants.



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.

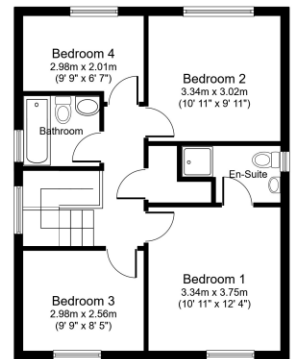
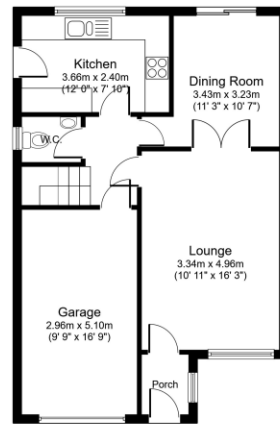


VALUATION: If you are thinking of selling your home, why not contact one of our offices now for a FREE VALUATION strictly without any obligation. Contact us on Bradford (01274) 880019.



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.



Ground Floor

First Floor

Created using Vision Publisher



Energy Efficiency Rating		Current	Potential
<small>Best energy efficient - lower running costs</small>			
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
<small>Not energy efficient - higher running costs</small>			
		69	81

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 are 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