



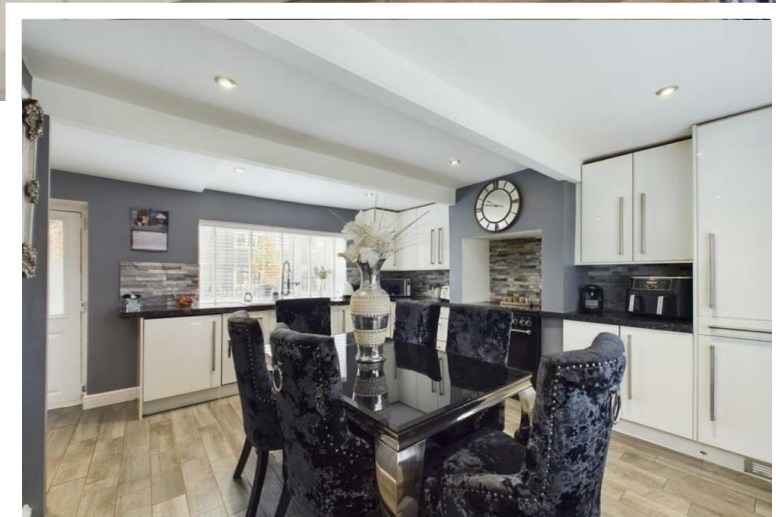
www.whitneys.co.uk

17-19 Clarendon Place

- THREE BEDROOM END TERRACE
- CHARACTER PROPERTY
- RENOVATED THROUGHOUT
- WELL PRESENTED

Offers Over £285,000
EPC Rating '61'





Property Description

**** IMPRESSIVE THREE BEDROOM CHARACTER PROPERTY ** FOUR GARAGES & YARD ** FULLY REFURBISHED IN RECENT YEARS **** Whitney's are delighted to offer for sale this interesting proposition in Queensbury, comprising of a spacious three bedroom property and an adjoining four garages. In the last five/six years the property has been re-roofed, re-pointed, re-plastered, new gas central heating, new kitchen & bathroom, new windows & doors, new gutters and downpipes, the list goes on. Garaging, off-road parking for several vehicles and potential for extension or development, subject to securing the required planning consents and approvals. Briefly comprising of: Entrance Porch, Lounge, Dining Kitchen, Cellar, three Bedrooms and a family Bathroom. Enclosed garden to the front, garages and off-road parking. Located in a cul-de-sac position in a quiet part of Queensbury. Early viewing advised.

PORCH

A substantial stone built entrance porch with windows to either side and a door to the kitchen.



KITCHEN/DINER

15' 9" x 15' 0" (4.8m x 4.57m) A superb fully fitted kitchen with a good range of wall and base cabinets, laminate working surfaces and complimentary splashback tiling. Integrated appliances include a washing machine, tumble dryer, fridge-freezer and a dishwasher. Gas rangemaster double oven and a ceramic sink and drainer with pot-washer tap. There are windows to the front and rear elevations and a central heating radiator. Stairs to the first floor, door to the lounge and a door to the cellar.

LOUNGE

15' 4" x 14' 11" (4.67m x 4.55m) Windows to both front and rear elevations, cast-iron open fire and two central heating radiators.

CELLAR

Keeping cellar providing additional storage.

FIRST FLOOR

Landing area with a window to the rear elevation and a central heating radiator.

BEDROOM ONE

14' 11" x 9' 9" (4.55m x 2.97m) Windows to both the front and rear elevations and a central heating radiator.

BEDROOM TWO

14' 0" x 9' 7" (4.27m x 2.92m) Window to the front elevation and a central heating radiator.

BEDROOM THREE

10' 7" x 5' 4" (3.23m x 1.63m) Window to the rear elevation and a central heating radiator.

BATHROOM

An impressive family bathroom with feature wall tiling and a modern suite comprising of a corner bath with mains powered shower over, WC and a modern washbasin set in a vanity unit with storage below. Chrome heated towel rail, window to the front elevation and a tiled floor.

EXTERNAL

To the front of the property is an enclosed, family friendly garden with a paved patio, artificial grass area, outdoor power points, security lighting and wrought iron gates and fencing. To the side of the property is four adjoining garages, with power, light and a water supply. Two of the garages are inter connected and one has an inspection pit, making it ideal for a mechanic or car enthusiast! In front of the garages is off-road parking for several cars and new fencing.

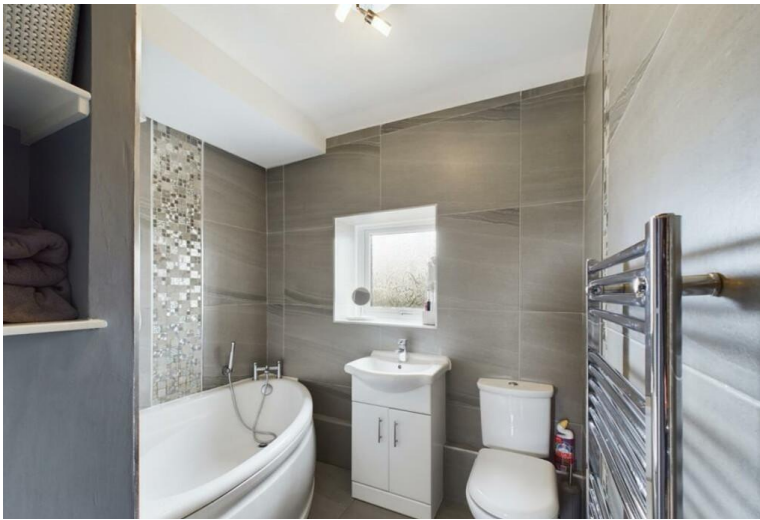




PURCHASE DETAILS:

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.



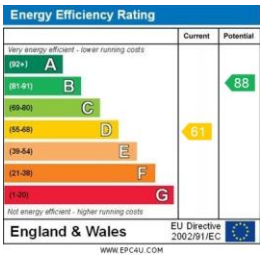
VALUATION: If you are thinking of selling your home, why not contact one of our offices now for a **FREE VALUATION** strictly without any obligation. Contact us on Bradford (01274) 880019.

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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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