



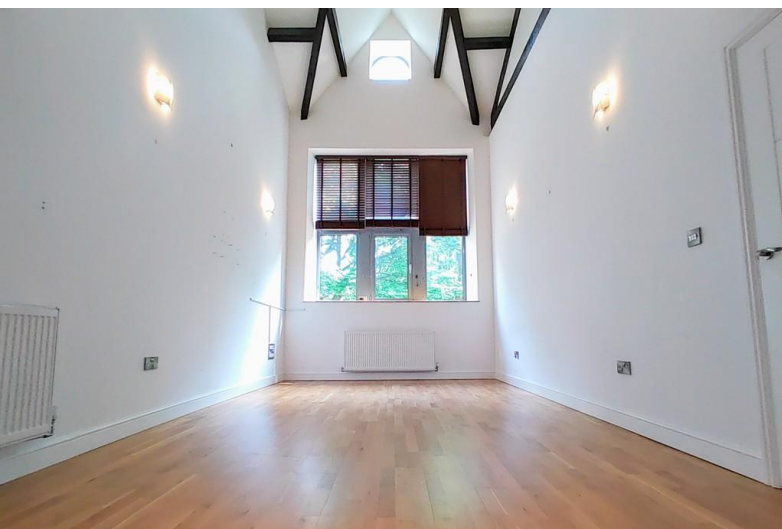
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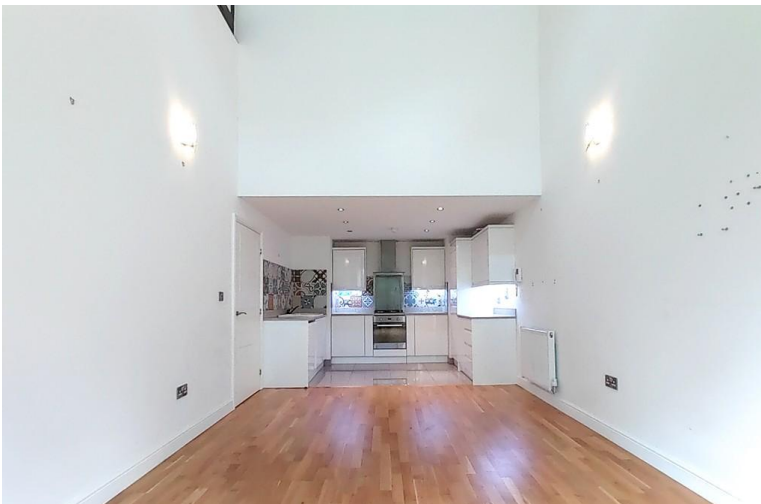
Green End

- TWO BEDROOM DUPLEX APARTMENT
- TWO BATHROOMS
- GAS CENTRAL HEATING
- DOUBLE GLAZING

£170,000

EPC Rating '83'





Property Description

**** IMPRESSIVE TWO BED/TWO BATH DUPLEX FLOOR APARTMENT ** QUALITY FIXTURES & FITTINGS ** SPACIOUS, LIGHT & AIRY **** This superb school-conversion apartment in the heart of Clayton village offers secure parking with electric gates, ample storage space and delightful communal gardens. Available with NO CHAIN and briefly comprising of: Communal Entrance, a large Hallway, 25' Lounge with open-plan Kitchen, Bathroom, Dressing Room/Store and a ground floor double Bedroom. To the first floor is a spacious Landing area and a further double Bedroom with Ensuite. Communal gardens and allocated secure parking. Located within walking distance of two primary schools, bus routes, a park and village amenities.

COMMUNAL ENTRANCE

Secure entrances to the building grounds with intercom and a further secure door into the building. Shared hallways and reception area.



HALLWAY

A spacious hallway with wood veneer laminate flooring and an open staircase off to the first floor. There are doors off to the lounge/kitchen, ground floor bedroom, a walk-in store/dressing room, bathroom and an under-stairs store cupboard. Central heating radiator.

LOUNGE

25' 8" x 11' 1" (7.82m x 3.38m) A large reception room with open-plan kitchen area and a full height ceiling with exposed beams and a feature circular window. Wood veneer laminate flooring, two central heating radiators and four wall light points. Open to:



KITCHEN AREA

Fitted with modern base and wall units, splashback wall-tiling and Corian work surfaces. Enamel sink and drainer and integrated appliances including a dishwasher, washer-dryer, electric oven, gas hob, extractor and a fridge-freezer. Tiled floor and phone intercom.

BEDROOM ONE

13' 10" x 10' 9" (4.22m x 3.28m) Three windows to the rear elevation, a central heating radiator and views over the communal garden.



BATHROOM

9' 5" x 5' 9" (2.87m x 1.75m) A family bathroom with Limestone wall and floor tiling, and a modern bathroom suite comprising of a 'P' shape bath with rainfall shower and bath shower taps, push-button WC and a wall-mounted washbasin. Heated towel rail spotlights and extractor.

STORE/DRESSING ROOM

4' 9" x 4' 4" (1.45m x 1.32m) Fitted with clothes rails and shelving.

FIRST FLOOR

A spacious landing area with room for a desk or study area. Door to bedroom two.



BEDROOM TWO

12' 4" x 11' 1" (3.76m x 3.38m) Three windows to the rear elevation, exposed beam and a roof window. Central heating radiator and a door to the ensuite.

ENSUITE

Limestone wall and floor tiling, comprising of a shower cubicle with mains powered shower and glass sliding door, push-button WC and a wall-mounted washbasin. Heated towel rail, spotlights, LED mirror and extractor.



EXTERNAL

Secure gated grounds with remote control electric gate, allocated parking space and well-kept communal garden to the rear with lawn, flowerbeds, seating area and gazebo.

LEASEHOLD

Lease remaining - 90 years

The management charges for the year 24-25 are £1377.92, which the owner advises, have been paid in full along with the building insurance of £726.47 and ground rent of £100.



PURCHASE DETAILS:

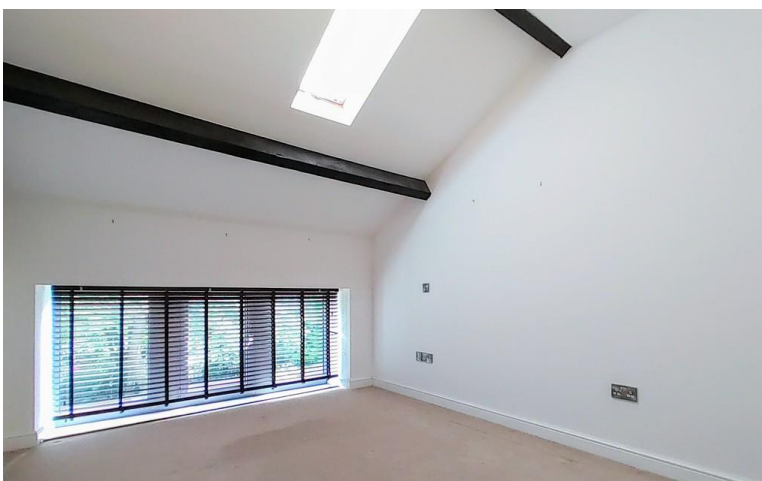
Please note that the services & appliances have not been tested & the property is sold on that basis.

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.

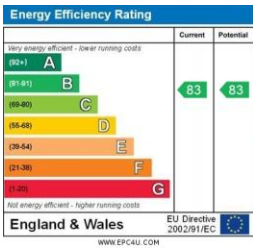


VALUATION: If you are thinking of selling your home, why not contact one of our offices now for a FREE VALUATION strictly without any obligation. Contact us on Bradford (01274) 880019.

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.



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 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.