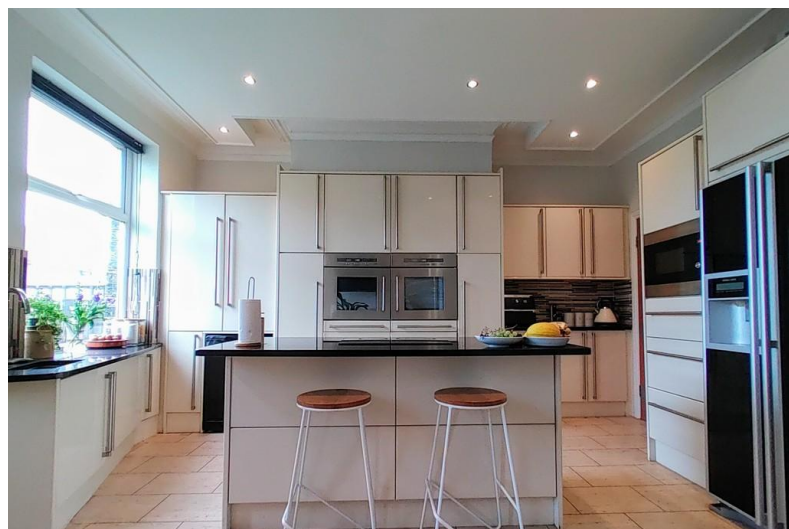


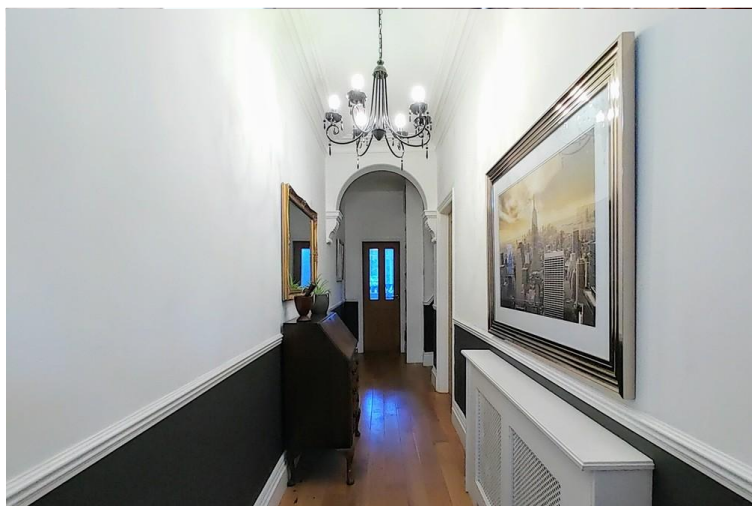


## 8 Selborne Villas

- FOUR BEDROOM MID-TERRACE
- SET OVER FOUR LEVELS
- QUALITY FIXTURES & FITTINGS
- CHARACTER FEATURES

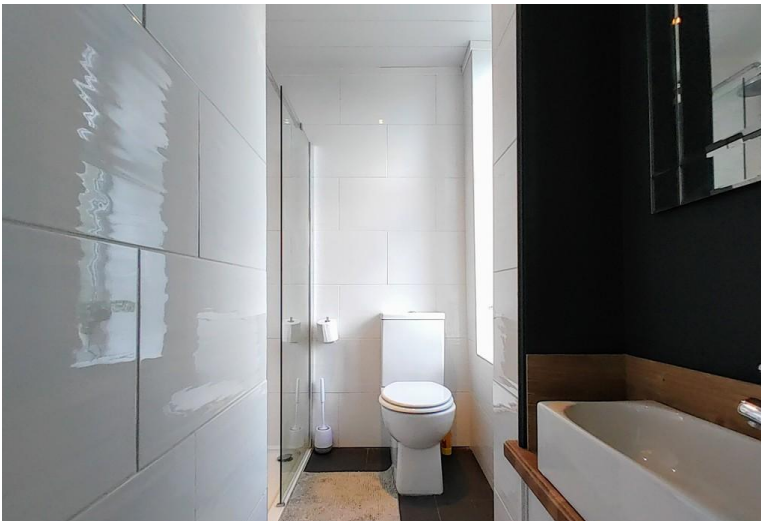
**Offers Over £230,000**  
EPC Rating '40'





## Property Description

**\*\* IMPRESSIVE PERIOD STYLE TERRACE PROPERTY \*\***  
**FOUR BEDROOMS \*\* THREE BATHROOMS \*\***  
**BASEMENT LEVEL \*\* TASTEFULLY APPOINTED**  
**THROUGHOUT \*\* NO CHAIN \*\*** This spacious and characterful family home in Clayton has quality fixtures and fittings throughout and is a credit to the current owners. Available with **NO CHAIN** and briefly comprising of: a 22' Entrance Hall, Lounge, Dining Kitchen, Basement Room/Workshop, first floor - three Bedrooms, Ensuite and the family Bathroom, second floor - Master Bedroom with Ensuite. Low maintenance gardens to the front and rear. The property has been renovated throughout and includes two ensuite's, granite kitchen work tops, solid wood floors, four good-sized bedrooms an character features such as high ceilings, original plasterwork, and deep skirting boards. We are expecting a high demand, therefore early viewing is advised.



## GROUND FLOOR

### HALL

22' 9" (6.93m) A long, spacious hallway with engineered hardwood floor, stained glass window, feature plaster archway, fitted bookcase and a central heating radiator.

### LOUNGE

18' 4" x 12' 0" (5.59m x 3.66m) Bay window to the front elevation, wrought iron period style gas fire with a stone effect surround, original plaster cornice and an engineered hardwood floor. Central heating radiator.



## BASEMENT

### KITCHEN/DINER

16' 5" x 15' 1" (5m x 4.6m) An impressive fitted kitchen with a centre island incorporating a breakfast bar, electric hob and storage below. There is a good range of modern base and wall cabinets with black granite working surfaces and a stainless steel inset sink with mixer tap. Included in the sale is a dishwasher, American style fridge freezer, two electric ovens and an integrated microwave. Two windows to the rear elevation and a door to the rear garden. Central heating radiator.



### UTILITY ROOM

10' 4" x 4' 8" (3.15m x 1.42m) A fully fitted utility room with a range of base and wall units, laminated working surfaces and splashback tiling. Stainless steel circular washbasin, tiled floor, chrome heated towel rail and plumbing for a washing machine, along with space for a tumble dryer.

### CELLAR / WORKSHOP

14' 4" x 11' 0" (4.37m x 3.35m) Currently used as a workshop but offering potential for conversion (subject to obtaining any required consents and approvals). Good head-height, window and exterior door to the rear elevation. Fitted shelving, storage and the central heating boiler.



## FIRST FLOOR

A spacious landing area with open spindle balustrade, solid wood floor and the original plaster cornice.

### BEDROOM TWO

15' 10" x 9' 0" (4.83m x 2.74m) Two double fitted wardrobes, window to the rear elevation and a door to the ensuite. Central heating radiator.



#### ENSUITE

Double size walk-in shower enclosure with a glass screen and rainfall shower, modern washbasin with mixer tap and storage below and a push button WC. Window to the rear elevation, extractor and spotlights.

#### BEDROOM THREE

11' 9" x 8' 7" (3.58m x 2.62m) Solid wood flooring, window to the front elevation and a central heating radiator.

#### BEDROOM FOUR

11' 9" x 6' 5" (3.58m x 1.96m) Solid wood flooring, window to the front elevation and a central heating radiator.



#### BATHROOM

An impressive, fully tiled family bathroom with a modern suite comprising of a walk-in shower enclosure with glass screen and a rainfall shower, a large bath with centre wall mounted taps, wall mounted wash basin and a WC. Fitted storage, LED mirror and a chrome heated towel rail.

#### SECOND FLOOR

#### BEDROOM ONE

21' 7" x 16' 3" (6.58m x 4.95m) A large master bedroom with wall-to-wall fitted wardrobes, dressing or study area and an ensuite. Open spindle balustrade, inset spotlighting, solid wood flooring and access to an eaves storage area. Central heating radiator and a large dormer window to the rear elevation.



#### ENSUITE

Comprising of a walk-in shower enclosure with a glass screen and a rainfall shower, bowl style washbasin with mixer tap set on a fitted unit with storage below and a WC. Inset spotlighting, extractor, chrome heated towel rail and a window to the rear elevation.



#### 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.

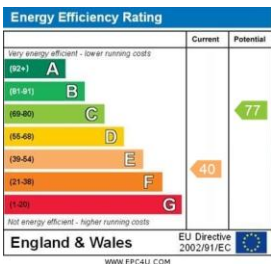
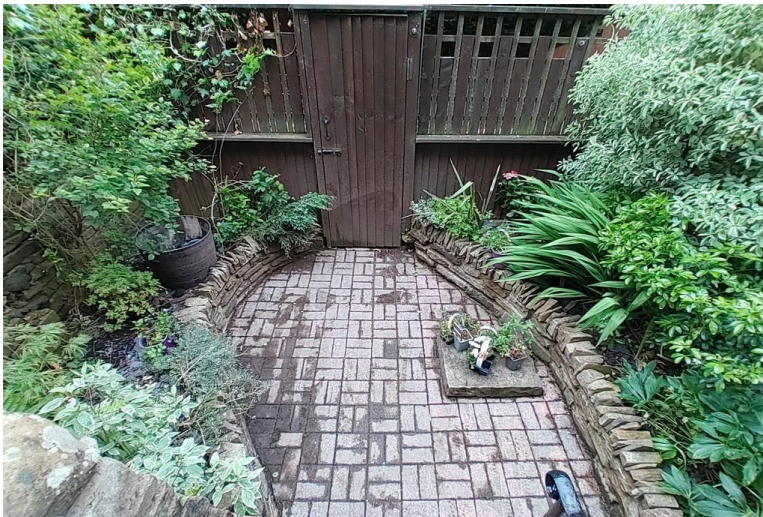


**VALUATION:** If you are thinking of selling your home, why not contact one of our offices now for a FREE VALUATION strictly without any obligation. Contact us on Bradford (01274) 880019.

**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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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.