

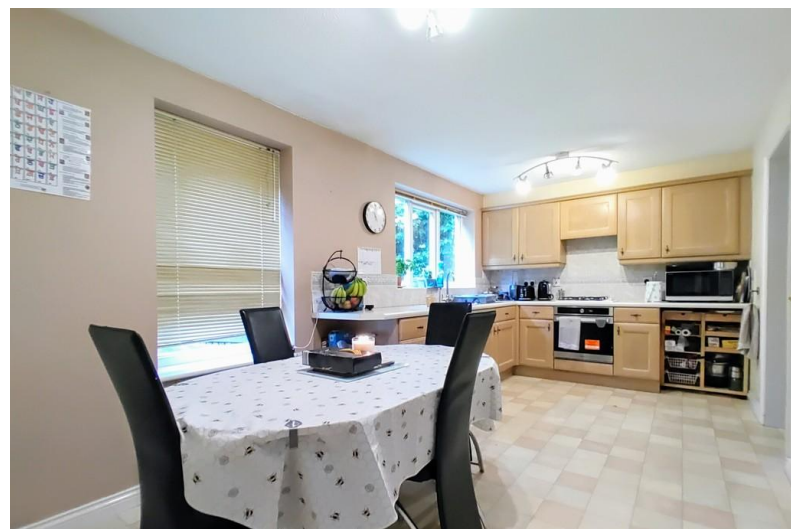


100 Oakleigh Road

- FOUR BEDROOM DETACHED
- WELL PRESENTED
- GAS CENTRAL HEATING
- UPVC DOUBLE GLAZING

£395,000

EPC Rating '69'





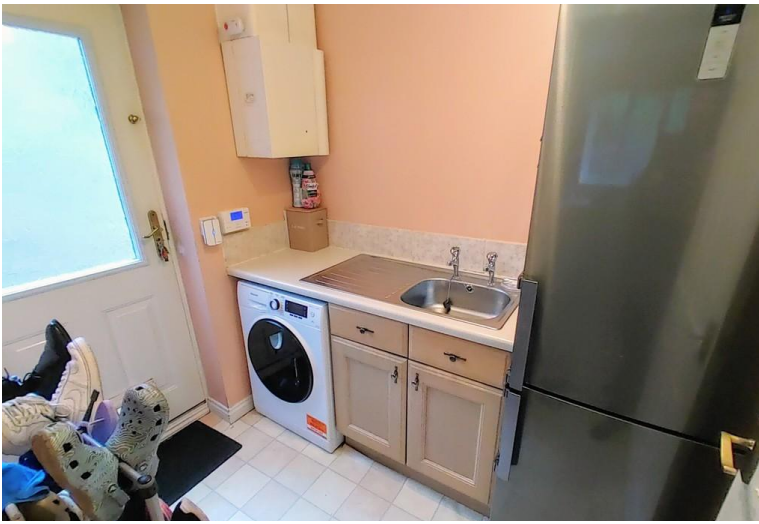
Property Description

**** FOUR BEDROOM DETACHED ** CUL-DE-SAC POSITION ** TWO RECEPTION ROOMS PLUS OFFICE ** DINING KITCHEN & UTILITY ROOM ** ENSUITE ****
This spacious family home in Clayton offers space for a growing family and enjoys a quiet position with good-sized gardens, double garage and off-road parking. On the ground floor the entrance hall gives access to a lounge, sitting/dining room, dining kitchen, office, utility room and ground floor WC. On the first floor are four double bedrooms, ensuite and a family bathroom. Open-plan garden to the front and an enclosed garden to the side and rear. Village amenities are within easy reach, such as local schools, a park, shops, doctors, dentist and public transport links. Enjoying gas central heating and UPVC double glazing. Early viewing is advised.

HALL

Open stairs to the first floor and doors to the lounge, office, WC, and kitchen. Laminate flooring, central heating radiator and under-stairs storage.





LOUNGE

16' 7" x 13' 7" (5.05m x 4.14m) Bay window to the front elevation, living flame gas fire with marble recess and a modern fire surround. Central heating radiator.

KITCHEN

15' 8" x 8' 9" (4.78m x 2.67m) Fitted with a range of base and wall units, laminated working surfaces and splashback wall tiling. Integrated electric oven, gas hob, extractor, stainless steel sink and drainer, and plumbing for a dishwasher. Designated dining space, two windows to the rear elevation and a central heating radiator.



DINING / SITTING ROOM

10' 7" x 8' 9" (3.23m x 2.67m) French windows to the rear garden and a central heating radiator.

UTILITY ROOM

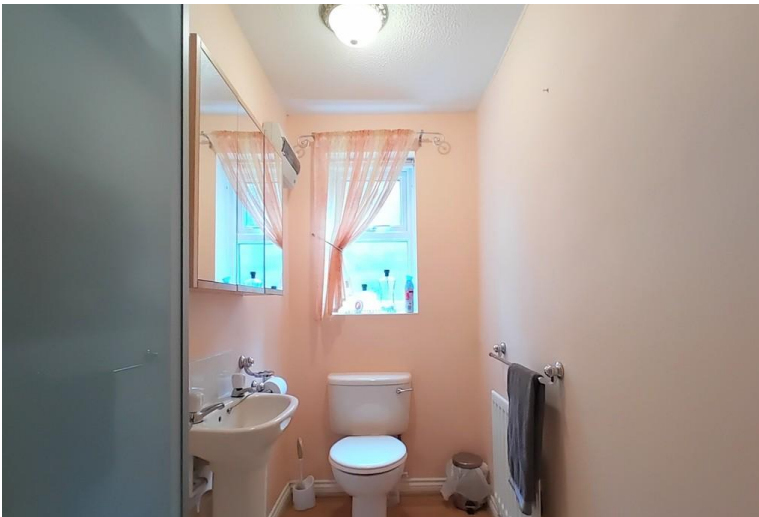
Base unit, working surface and a stainless steel sink & drainer. Plumbing for a washing machine and a side entrance door.

OFFICE

6' 9" x 6' 4" (2.06m x 1.93m) Window to the front elevation, laminate flooring and a central heating radiator.

WC

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



FIRST FLOOR LANDING

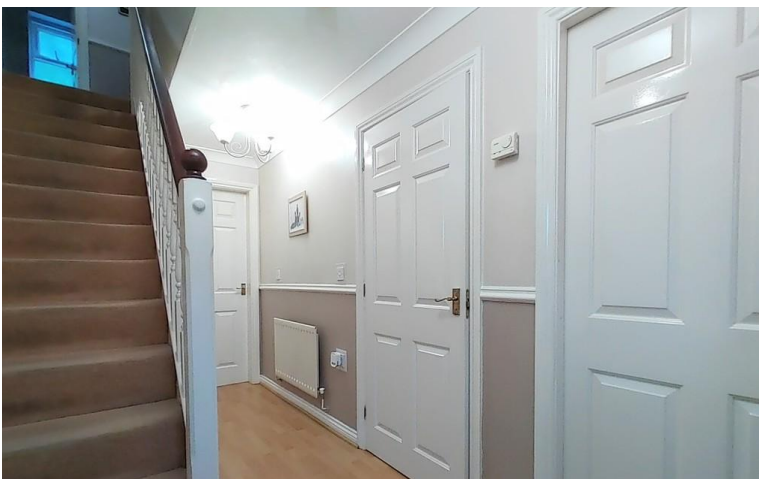
11' 7" x 9' 0" (3.53m x 2.74m) Landing area with access to the loft space.

BEDROOM ONE

13' 7" x 9' 6" (4.14m x 2.9m) Fitted five door wardrobes, window to the front elevation and a central heating radiator.

ENSUITE

Corner shower cubicle with sliding doors and a thermostatic shower, washbasin set in a modern vanity unit and a push button WC. Fully tiled walls and floor, chrome heated towel rail, extractor and a window to the side elevation.



BEDROOM TWO

12' 9" x 10' 0" (3.89m x 3.05m) Three double fitted wardrobes and drawers, window to the front elevation and a central heating radiator.

BEDROOM THREE

11' 0" x 10' 8" (3.35m x 3.25m) Fitted five door wardrobes, window to the rear elevation and a central heating radiator.



BEDROOM FOUR

9' 8" x 9' 0" (2.95m x 2.74m) Three door fitted wardrobes, window to the rear and a central heating radiator.

BATHROOM

Panelled bath with a thermostatic shower over, feature washbasin set in a modern vanity unit and a push button WC. LED touch mirror, fully tiled walls and floor, chrome heated towel rail, extractor and a window to the rear elevation.

EXTERNAL

To the front of the property is an open-plan lawn area, off road parking and a detached double garage with power, light and storage accessed via a dropdown ladder. To the side is a paved area with bin store and to the rear is a larger, fully paved and enclosed garden with outside tap, plug sockets and a covered seating area.



PURCHASE DETAILS:

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



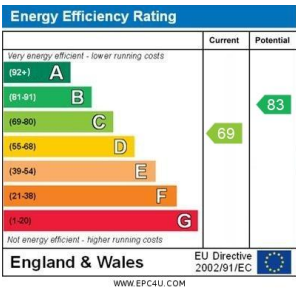
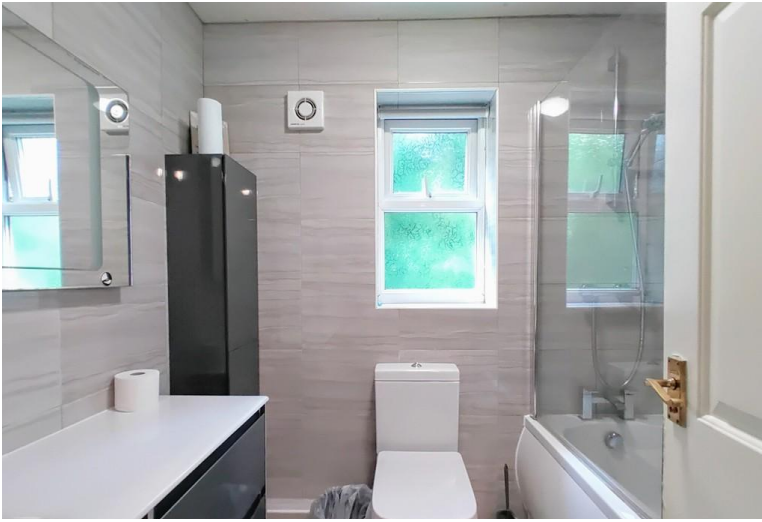
Once you are interested in purchasing this property, ideally call in person or telephone this office to discuss your offer, we would suggest that this is done before contacting a bank, building society or solicitor as any delay could result in the property being sold to someone else and any survey and 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