



8 Ferndale Avenue

- FOUR BEDROOM SEMI DETACHED
- GAS CENTRAL HEATING
- UPVC DOUBLE GLAZING
- SOUGHT-AFTER LOCATION

£250,000

EPC Rating '56'





Property Description

**** THREE/FOUR BEDROOM SEMI DETACHED ****
HIGHLY DESIRABLE CUL-DE-SAC ** POTENTIAL TO ADD VALUE ** DECEPTIVELY SPACIOUS ** NO CHAIN
**** Located in a sought after part of Clayton is this good-sized semi detached offering potential to change the layout on the first floor and create a lovely family home. On the ground floor is an 'L' shaped hallway, fitted kitchen, a spacious lounge, dining room with patio doors leading to a conservatory, a ground floor bedroom (currently used as an office/study, and a family bathroom. To the first floor are currently two large double bedrooms and a good-sized occasional bedroom accessed through one of the bedrooms, with a walk-in store cupboard. With some reconfiguring of the first floor, there may be the option to create three bedrooms and add a bathroom (subject to obtaining the required planning consents). Externally there are gardens to the front and rear, a resin driveway providing off-road parking and a detached single garage. Although the property does require a degree of modernisation, the conservatory is less than two**



years old and the property is fully double-glazed, centrally heated and is available with no chain.

ENTRANCE HALL

A composite front door leads into an 'L' shape hallway with stairs off to the first floor, store cupboard, central heating radiator and doors to all ground floor rooms.

KITCHEN

9' 9" x 8' 8" (2.97m x 2.64m) Fitted with a range of base and wall units, laminated working surfaces and splashback wall tiling. Central heating boiler, plumbing for a dishwasher and a one and a half bowl stainless steel sink and drainer. Integrated gas hob with extractor and an electric double oven. Windows to both the front and side elevations.



LOUNGE

17' 6" x 11' 6" (5.33m x 3.51m) A good-sized reception room with a large picture window to the front elevation. Stone feature fireplace with gas fire and a central heating radiator.

DINING ROOM

11' 7" x 9' 1" (3.53m x 2.77m) Sliding patio doors leading to the conservatory and a useful under-stairs store cupboard with plumbing for a washing machine, shelving a heated towel rail. Central heating radiator.



CONSERVATORY

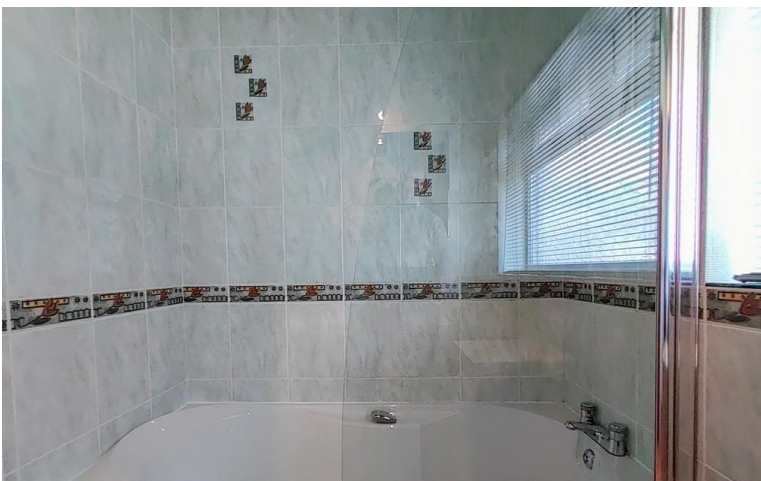
11' 3" x 7' 0" (3.43m x 2.13m) A modern white UPVC conservatory with a door to the rear garden.

BEDROOM

8' 6" x 5' 10" (2.59m x 1.78m) Currently used as a home office/study. Window to the rear elevation and a central heating radiator.

BATHROOM

8' 5" x 5' 5" (2.57m x 1.65m) A white bathroom suite comprising of a panelled bath with glass screen and electric shower over, pedestal washbasin and WVC. Chrome heated towel rail and a window to the side elevation.



FIRST FLOOR

Hatch to the loft space.

BEDROOM

19' 10" x 9' 1" (6.05m x 2.77m) A large double bedroom with windows to both the side and rear elevations, and a central heating radiator.

BEDROOM

14' 6" x 11' 1" (4.42m x 3.38m) Fitted wardrobes, window to the front elevation and a central heating radiator. Door to:



OCCASIONAL BEDROOM

14' 6" x 6' 7" (4.42m x 2.01m) Window to the side elevation, central heating radiator and a good-sized store cupboard measuring 2' 10" x 7' 9"

EXTERNAL

To the front of the property is an open-plan lawn area and the driveway that runs down the side of the house to a detached single garage. To the rear is an enclosed garden, mainly laid to lawn, with a good range of mature shrubs and trees, offering a good degree of privacy.

FREEHOLD

COUNCIL TAX BAND D

EPC & FLOORPLAN TO FOLLOW



DIRECTIONS:

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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		81
(55-68)	D	56	
(39-54)	E		
(21-38)	F		

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