



23 Crestville Terrace

- Semi Detached
- Three Bedrooms
- Modern Kitchen & Bathroom
- Council Tax Band C

Offers In Region Of £200,000
EPC Rating '68'





Property Description

A spacious property with family sized accommodation, offering three double bedrooms and the master has fitted wardrobes. The Living room is lovely and airy with lots of natural light provided by the patio doors and overlooks the rear garden. The Kitchen and Dining area are separated by an opening and make a pleasant area to sit and enjoy meal times with the family.

Located in the ever popular area of Clayton which has amenities, schools and access to public transportation.

Briefly comprises ; Entrance Hall, Living Room, Kitchen opening to the Dining Area and upstairs leads to the Three Bedrooms and the Bathroom. Externally, there is off road parking to the front and is enclosed to the rear with timber fencing, a lawn and pebbled borders.

ENTRANCE HALL

Door to the side leads into the hallway which has a staircase rising to the first floor landing.

LIVING ROOM





17' 8" x 13' 1" (5.38m x 3.99m) A lovely light and airy room provided with the patio doors to the rear elevation. Gas fire with modern surround and a central heating radiator.

KITCHEN

15' 5" x 8' 1" (4.7m x 2.46m) A range of wall and base units with contrasting work surfaces and incorporating a sink and drainer. Integrated oven and gas hob with extractor hood above. Plumbing for washing machine and dishwasher and space for a dryer. Door to store, window to the front elevation, opening leads to the dining area.

DINING AREA

8' 9" x 10' 3" (2.67m x 3.12m) A window to the side elevation and patio doors to the front elevation and a central heating radiator.

LANDING

Access to the part boarded loft via a pull down ladder.

BEDROOM ONE

10' 5" x 17' 8" (3.18m x 5.38m) Two windows to the front elevation, central heating radiator and fitted wardrobes.

BEDROOM TWO

9' 3" x 10' 1" (2.82m x 3.07m) A window to the rear elevation and a central heating radiator.

BEDROOM THREE

8' 2" x 10' 1" (2.49m x 3.07m) A window to the rear elevation and a central heating radiator.

BATHROOM

A bath with shower attachment and tiling to splash backs, wash hand basin, WC, heated towel rail and a window to the rear elevation.

EXTERIOR

To the front provides off road parking and the rear is enclosed with timber fencing, also having a lawn and pebble borders and a shed.



DIRECTIONS:

PURCHASE DETAILS:





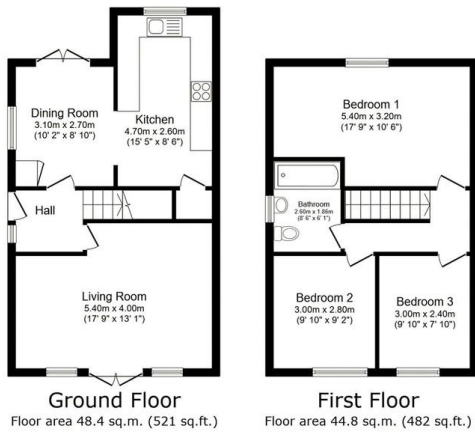
Please note that the services & appliances have not been tested & the property is sold on that basis.

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.

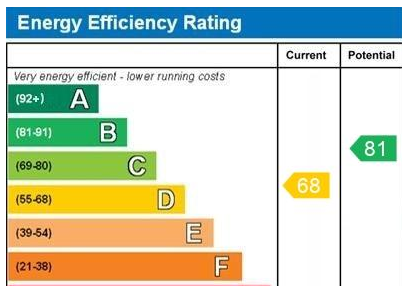
RENT-A-HOUSE: Thinking of renting your HOUSE? FLAT? Contact (01274) 880019 for further details.



TOTAL: 93.2 sq.m. (1,004 sq.ft.)

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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 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