



## 15 Worden Grove

- NO CHAIN
- SPACIOUS GARDENS
- THREE BEDROOMS
- LOCATED ON A CUL-DE-SAC

**£170,000**

EPC Rating '68'







## Property Description

### DESCRIPTION

**\*\*NO CHAIN\*\* \*\*THREE BED SEMI DETACHED\*\***  
**\*\*POPULAR LOCATION\*\* \*\*GARDENS TO FRONT & REAR\*\*** This three bed semi detached property is located just off Pasture Lane close to Clayton Village with Quora Retail Park close by. Spacious rooms, and garden space, this property is a must view! The property briefly comprises of: Living room, Kitchen, Bathroom, three bedrooms, and gardens to the front and rear.

### ENTRANCE

Enter the property into a spacious porch. Second door leading into the property with the lounge to the left and stairs to the first floor straight ahead.

### LOUNGE

14' 2" x 12' 6" (4.32m x 3.81m) Spacious lounge area with a bay window to the front elevation and central heating radiator. Fire place with log burner.

### KITCHEN

15' 6" x 9' 8" (4.72m x 2.95m) Laminate worktop



surfaces, wall and base units, stainless steel sink and drainer, integrated gas cooker and hob. Small utility room with plumbing for washing machine. Central heating radiator and a window to the rear. Access to the rear of the property also available with a small porch area.

#### FIRST FLOOR

Access to all bedrooms and bathroom

#### MASTER BEDROOM

12' 2" x 8' 5" (3.71m x 2.57m) Double bedroom with built in wardrobes, central heating radiator, and UPVC window to the front elevation

#### BEDROOM TWO

10' 0" x 8' 5" (3.05m x 2.57m) Double bedroom with built in wardrobes, central heating radiator, and UPVC window to the rear elevation

#### BEDROOM THREE

9' 3" x 5' 9" (2.82m x 1.75m) Small window to the the front elevation and small shelf above the bedroom door.

#### BATHROOM

7' 9" x 5' 6" (2.36m x 1.68m) Three piece suite comprising of: WC, handwash basin, and tiled shower. Window the rear elevation and central heating radiator



#### EXTERNAL

To the front of the property is a large lawn with paving to the entrance of the property. To the rear is a large garden with a storage, garage and smaller shed toward the back of the garden.

#### 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			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		84   B
69-80	C		
55-68	D	68   D	
39-54	E		
21-38	F		
1-20	G		

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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 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