



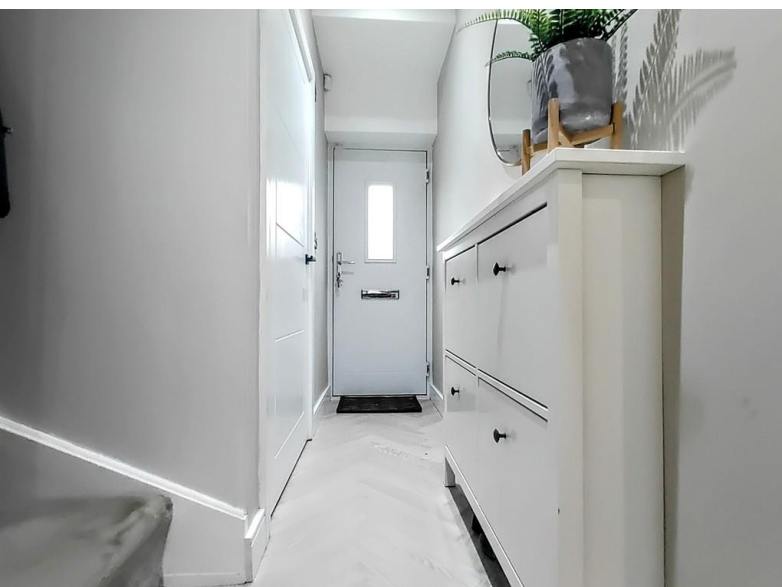
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18 Broomfield

- FOUR BEDROOM SEMI-DETACHED
- POPULAR LOCATION
- BEAUTIFUL VIEWS TO THE REAR
- ENCLOSED REAR GARDEN

£299,950

EPC Rating '85'





Property Description

DESCRIPTION

****STUNNING, MODERN FAMILY HOME** **FOUR BEDROOM SEMI DETACHED** **SOUGHT AFTER LOCATION** **RURAL VIEWS** **UNDERFLOOR HEATING**** With a boasting four bedrooms, open plan kitchen/living room, and beautiful views to the rear of the property, this stunning family home located in Clayton is a must view.

The property briefly comprises of: Modern open plan kitchen/living room with underfloor heating, downstairs WC, four bedrooms one of which with a 3 piece en-suite, fully tiled family bathroom, laundry closet, enclosed rear garden.

ENTRANCE HALL

Enter the property via UPVC door, to your right is access to the downstairs WC and the stairs to floor one further down. Straight ahead is access to the open plan kitchen/living room.

WC

5' 2" x 3' 1" (1.57m x 0.94m) WC and handwash basin with storage cupboards. Small window to the front



elevation.

OPEN PLAN KITCHEN/LIVING ROOM

24' 0" x 14' 11" (7.32m x 4.55m) Enter into the lounge area with a window to the front elevation, and underfloor heating covering the full room! A storage/cloak room also accessible from the lounge area. The kitchen area benefits marble granite worktops, modern black wall and base units, integrated fridge/freezer, integrated electric cooker and hob, integrated wine/drink fridge, sink and drainer. Dining area with patio doors leading to the rear of the property, and a second window to the rear elevation.



FIRST FLOOR

Access to all first floor rooms, and stairs leading to floor two. Central heating radiator, one window to the front elevation and a second window to the side elevation. With a storage closet/small utility plumbed for a washer machine and space for a dryer.

BEDROOM FOUR

6' 8" x 7' 10" (2.03m x 2.39m) With fitted wardrobe and adjoining desk area. Central heating radiator and a window to the rear elevation

BEDROOM THREE

10' 0" x 8' 0" (3.05m x 2.44m) Double room with a window to the rear elevation and central heating radiator



BATHROOM

6' 6" x 5' 5" (1.98m x 1.65m) Fully tiled modern bathroom including bath with overhead shower, combination WC and sink unit with storage cupboards below, sensed lighting, and central heating towel radiator!

BEDROOM TWO

11' 9" x 9' 8" (3.58m x 2.95m) Double bedroom with a window to the front elevation and central heating radiator



SECOND FLOOR

Stairs from the first floor landing leading to the second floor with access to the master bedroom

MASTER BEDROOM

23' 6" x 11' 8" (7.16m x 3.56m) With fitted wardrobes, window to the rear elevation, and a Velux window to the front elevation. Storage cupboard, central heating radiator, and an en-suite bathroom.

MASTER EN-SUITE

10' 3" x 2' 10" (3.12m x 0.86m) Three piece suite with walk-in shower, WC and handwash basin with storage drawer. LED mirror, and central heating towel radiator

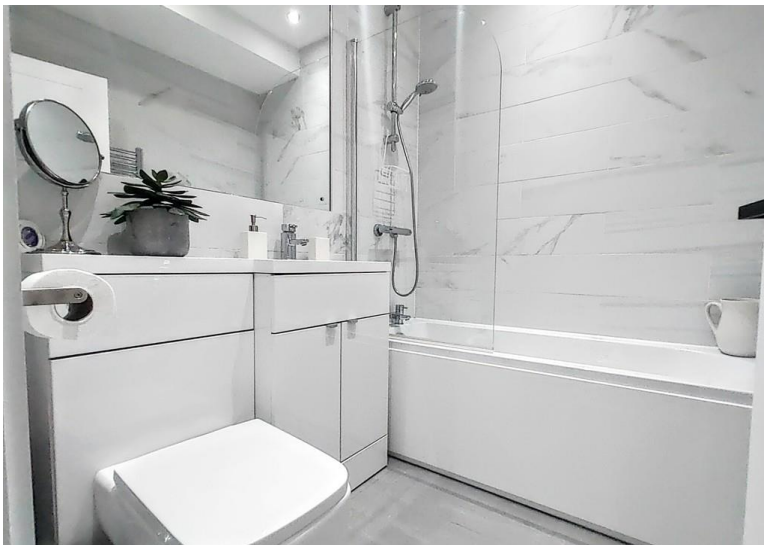


EXTERNAL

A drive for two vehicles located at the front of the property. To the rear is a good sized garden which is partially paved, and partially artificial grass. With a built in seating area and open views.

DIRECTIONS:

Off road parking.



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.

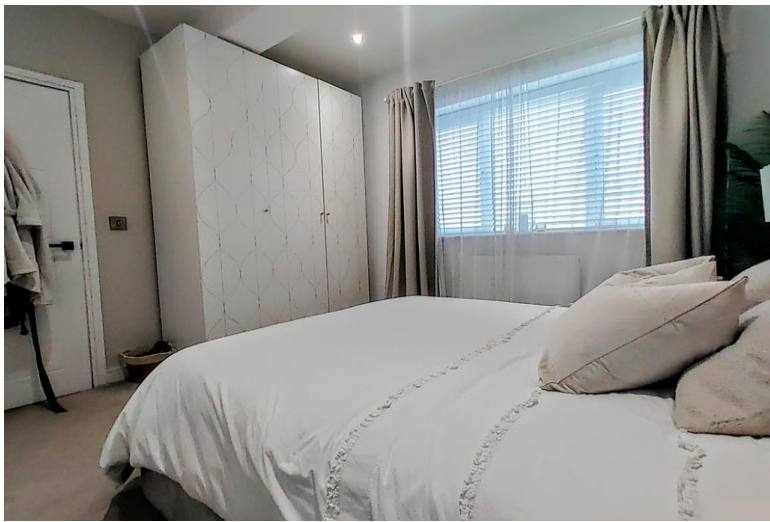


VALUATION: If you are thinking of selling your home, why not contact one of our offices now for a **FREE VALUATION** strictly without any obligation. Contact us on Bradford (01274) 880019.

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		
Very energy efficient - lower running costs (92+) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs	Current	Potential
	85	94
England & Wales <small>EU Directive 2002/91/EC</small>		

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