



11 Tannerbrook Close

- TWO BEDROOM SEMI-DETACHED
- POPULAR LOCATION
- GARDEN TO THE REAR
- LOCATED ON A CUL-DE-SAC

Offers In Region Of £169,950
EPC Rating '70'





Property Description

DESCRIPTION

****TWO BED SEMI DETACHED** **CUL-DE-SAC****
****WELL PRESENTED THROUGHOUT**** This two bed semi detached property, located in Clayton, would make the ideal home for the first time buyer or growing family. With local amenities nearby, this property is a must view!

Briefly comprising of: Spacious lounge, dining kitchen, two double bedrooms and a three piece bathroom.

ENTRANCE

Enter via UPVC door with the stairs to floor straight ahead, and entrance to the lounge on your left.

LOUNGE

14' 4" x 13' 1" (4.37m x 3.99m) Spacious lounge area with central heating radiator, fireplace with inset gas fire, a window to the front elevation and door through to kitchen/diner.

KITCHEN/DINER

13' 0" x 9' 6" (3.96m x 2.9m) Good sized kitchen



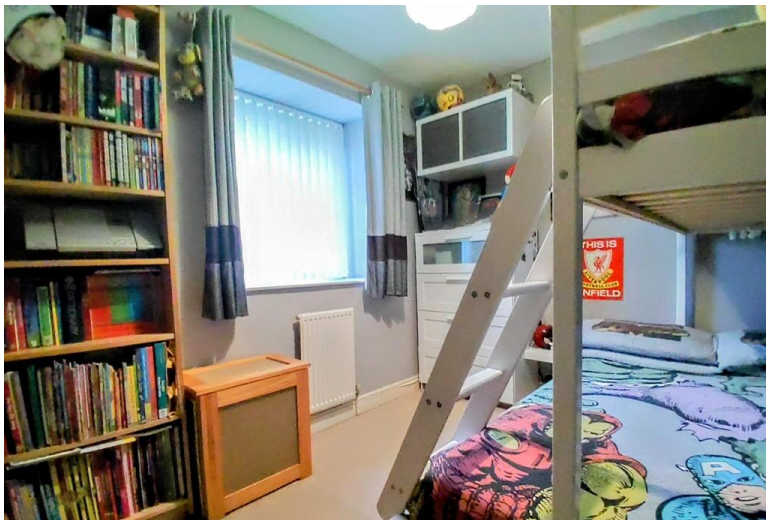
space with integrated dishwasher and washing machine, integrated extractor fan, gas cooker, laminate worktops, wall and base units, sink and drainer. Window to the rear elevation and access to the rear is also available via patio doors.

FIRST FLOOR

Access to all first floor rooms, with central heating radiator and window to the side elevation.

BATHROOM

6' 7" x 5' 9" (2.01m x 1.75m) Fully tiled three piece suite with comprising of sink and toilet, 'L' shaped bath tub with overhead shower. Central heating towel radiator



BEDROOM ONE

10' 10" x 8' 2" (3.3m x 2.49m) Double bedroom with newly fitted mirrored wardrobes, central heating radiator, and a window to the rear elevation

BEDROOM TWO

13' 0" x 8' 8" (3.96m x 2.64m) Double bedroom with central heating radiator, a window the the front elevation. Cupboard with the boiler and space for storage

EXTERNAL

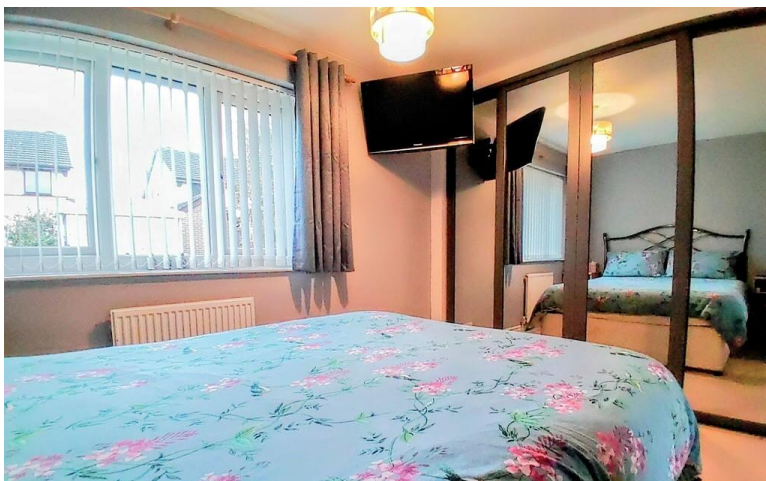
To the front of the property is a driveway for two vehicles. To the rear of the property is a spacious garden area with paving, pebbles and stairs leading to a small lawned area. Outdoor tap also available



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



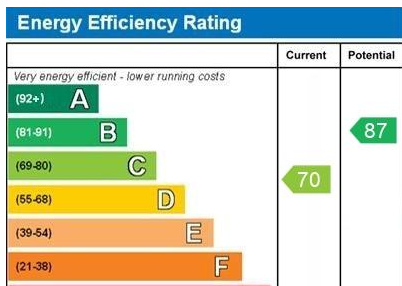
unnecessarily incurred.

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.



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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