



## 16 Aberdeen Terrace

- EXTENDED 4 BED PROPERTY
- LARGE OPEN PLAN KITCHEN, DINING AND LIVING SPACE
- FULLY RENOVATED
- OFF ROAD PARKING

**Offers In Region Of £249,950**  
EPC Rating 'C'





## Property Description

### DESCRIPTION

Nestled in the heart of Clayton Village is this delightfully extended 3 bed property which has been renovated to a high standard. This deceptively spacious family home has been brought to life with lots of care and attention and boasts an open plan living space that would accommodate a growing family as well as people who like to entertain.

We strongly urge early viewing on this property to avoid any disappointment. Please call our office to arrange on 01274 880019.

### ENTRANCE HALL

Entrance to the property is neutrally decorated and accommodates the extension beautifully- with access to the downstairs WC and utility room as well as the open plan living area, snug, first floor and storage.

### SNUG

Previously the main living room- the snug is tastefully decorated in dark green with an open fireplace and traditional fire- this room will be a great place to





relax.

#### OPEN PLAN LIVING AREA

Set in the heart of this beautiful property is the tastefully extended open plan living area which boasts a large kitchen, dining and sitting area. The kitchen is fitted with a mixture of base, wall and full height cupboards and benefits from integrated appliances and a range style oven. As well as this, the kitchen has a large island that seats up to 4 and has a low hanging light fitting that compliments the aesthetics beautifully.

The open space has a dining table and sitting area which comfortably seats a 9 seater L shape sofa. this beautiful space also benefits from a log fire that makes the room feel warm and cosy despite its size. There are large glazed doors that lead to the outside patio which has been designed to accommodate all seasons with the partial roof and walls for shelter when it snows.



#### MASTER BEDROOM

The master bedroom benefits from floor to ceiling fitted wardrobes and holds a super king sized bed with plenty of space for more furniture - with neutral décor and low hung ceiling pendants great for reading in bed.

#### BEDROOM

Another double bedroom that easily accommodates a double bed, triple wardrobe and chest of drawers and views to the front.

#### BEDROOM

Although currently hosting a single bed and furniture, the owner has had a double bed in this space previously.



#### FAMILY BATHROOM

Benefitting from a shower bath, toilet and W/C this family bathroom is newly fitted, modern and airy.

#### DOWNSTAIRS W/C AND UTILITY ROOM

One of the benefits to this property is this useful space which doubles up as a downstairs w/c and utility room.



#### EXTERNAL

The front of the house is bright and modern with fresh white external walls and grey windows and doors. With ample off road parking for two cars, the front could be opened up to accommodate more vehicles.

The back garden is lawned and secure with high fences and views over to the golf course.



#### **DIRECTIONS:**

#### **PURCHASE DETAILS:**

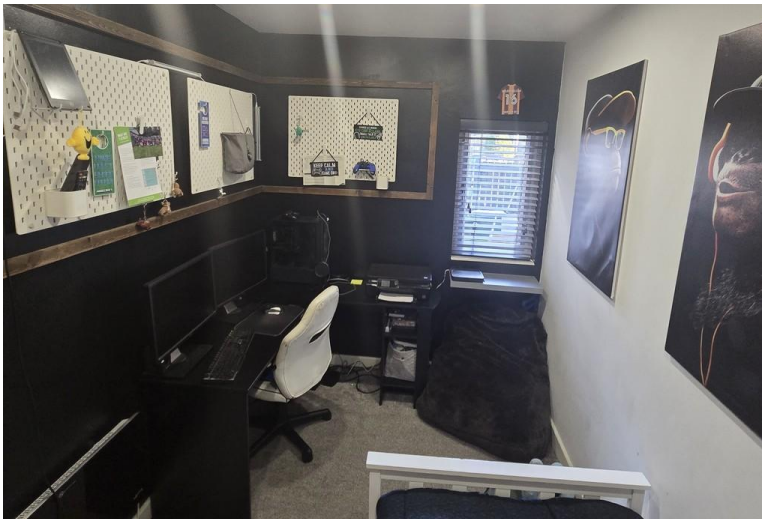
*Please note that the services & appliances have not been tested & the property is sold on that basis.*

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.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	70 C	
55-68	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 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