



4 Vignola Terrace

- SOUGHT AFTER LOCATION
- ENCLOSED OUTSIDE SPACE
- BEAUTIFULLY PRESENTED
- WALK IN WARDROBE

£130,000

EPC Rating '50'





Property Description

DESCRIPTION

This beautiful 2/3 bedroom property has been modernised to a high standard and boasts an open plan downstairs with a white, modern kitchen, log burner fire and neutral decor. 2 further bedrooms and a family bathroom are on floor 1 with panelled bedroom walls and a new modern bathroom suite. The second floor is the master suite with a walk in wardrobe and shower room. This property is turn key and ready for the new owner to unpack and settle in without the need to modernise or decorate.

FRONT EXTERIOR

The front of the property is fully enclosed with high, grey fencing and a matching grey front porch which boasts plenty of storage space for a growing family. With artificial grass and plenty of space for a patio set, the front exterior would be great for a family or pet owners.



OPEN PLAN LIVING AREA

14' 09" x 17' 09" (4.5m x 5.41m) When you walk through the front door, you are greeted by a light, bright and airy open plan living area with a modern white kitchen which compromises of a range of wall and base units and a built-in cooker. The living area has been beautifully decorated and is spacious enough to accommodate a range of furniture styles along with a stunning log burner fireplace that is set into the chimney breast. This room also compromises of a large window to the front along with a window to the rear and a door to access the cellar.

CELLAR

The cellar is dry and is currently housing the washing machine and dryer and boasts plenty of space for additional usage.



BEDROOM TWO

9' 03" x 10' 06" (2.82m x 3.2m) This is a double bedroom with plenty of floor space and following the theme of neutral decor and feature wall panelling. This bedroom also compromises of a window to the front and central heating radiator.

BEDROOM THREE

10' 07" x 6' 08" (3.23m x 2.03m) Currently used as a nurse's room, this room will fit a single bed, wardrobe and chest of drawers. Beautifully decorated with wall panelling and neutral carpets. This room also consists of a window to the front and a central heating radiator.



MASTER BEDROOM

10' 01" x 14' 06" (3.07m x 4.42m) The showstopper of this home is the master bedroom which has been modernised to a high standard. With a hidden walk in wardrobe and open shower room, this room is stunning. Neutrally decorated this room is ready to host you after a long day at work with its original wooden beams and two good size Velux windows offering ample amounts of light.

EN SUITE

7' 05" x 4' 06" (2.26m x 1.37m) The ensuite shower room features a 3 piece suite consisting of WC, hand wash basin and shower. This room also compromises of part tiled walls and flooring with a heated towel rail.



FAMILY BATHROOM

6' 10" x 6' 05" (2.08m x 1.96m) The family bathroom is modern and beautifully designed with part tiled walls and a three piece suite comprising of a bath, WC and hand basin. This room is light and airy with a window to the rear and also has a heated towel rail.



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		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		86
(69-80) C		
(55-68) D		
(39-54) E	50	
(21-38) F		

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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