



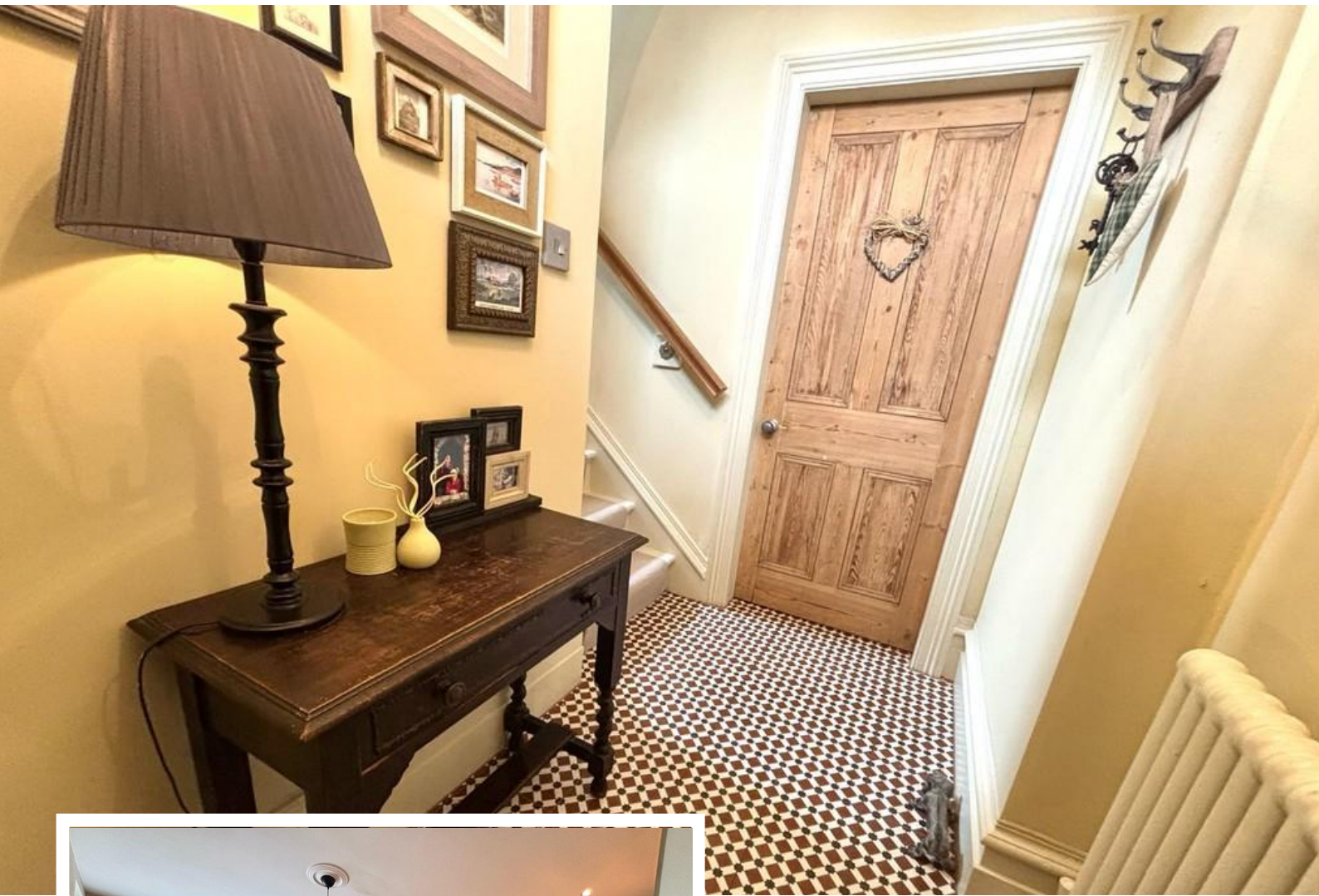
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2 Nursery House, Highgate Road

- 3 BED SEMI-DETACHED
- *VIDEO TOUR*
- OPEN PLAN KITCHEN/ DINER
- SPACIOUS GARDEN

Offers In Region Of £345,000
EPC Rating 'TBC'





Property Description

DESCRIPTION

We are excited to bring to market this magnificent 3 bed semi-detached property located in a much sought after location. Set over two floors and with ample outside space, this house will make a beautiful home for a growing family. Benefitting from an open plan kitchen diner, reception room, 3 bathrooms, a utility room, walk in wardrobe, ensuite, downstairs WC and beautifully decorated throughout this is a turn key property meaning the new owner can unpack and live in without worrying about any alterations or decorating. We anticipate high interest for this property and advise early booking to avoid disappointment.

ENTRANCE HALL

Upon entering the front door you access a large light and airy hallway which is neutrally decorated with stunning eye-catching floor tiles which offers you access to the living room, kitchen and stairs leading to the first floor.





OPEN PLAN KITCHEN/ LIVING AREA

28' 0" x 13' 04" (8.53m x 4.06m) The open plan kitchen and living area is the hub of this amazing property. With large windows to the rear, there is plenty of natural light. The kitchen is high end with mod cons including integrated appliances, induction hob and a quartz worktop. The kitchen also accommodates a family living space with a sofa, large dining table and tv, multi fuel burner and a separate bar area. Making this room a great space host family events or a quiet breakfast with the family.

LIVING ROOM



12' 04" x 14' 10" (3.76m x 4.52m) The main reception room is spacious and inviting whilst retaining a homely atmosphere and being large enough to accommodate an array of furniture styles. Beautifully decorated, this room will host a large family and guests. This room will make a great retreat for a cosy evening after a long day. With double French doors leading onto the back garden, a window to the front and to the side this room offers ample amounts of natural light.

DOWNSTAIRS WC

3' 10" x 4' 02" (1.17m x 1.27m) Great for visitors or young children the downstairs WC consists of a two-pieces with a toilet and hand basin.

UTILITY ROOM



7' 07" x 15' 07" (2.31m x 4.75m) Light and airy utility room which currently houses a sink, washer, dryer and further storage units perfect for coats and shoes. This room has fully tiled under floor heating and provides access to the back garden and garage.

MASTER BEDROOM

11' 08" x 11' 01" (3.56m x 3.38m) Another magnificent feature to this property is the Master Bedroom which boasts a walk-in wardrobe and wet shower room. Beautifully decorated and ready to provide a cosy retreat to the new owners.

HALLWAY

A good size hallway in line with the rest of the house and has been decorated to a very high standard. The hallway grants access to the family bathroom, bedrooms and loft space.





BEDROOM TWO

12' 07" x 10' 05" (3.84m x 3.18m) A double bedroom that is beautifully decorated with lots of space for a variety of furniture styles. This room consists of a central heating radiator and two large windows offering stunning views and natural light.

BEDROOM THREE

7' 06" x 12' 11" (2.29m x 3.94m) A second double bedroom that is neutrally decorated and with lots of space for a variety of furniture styles and a separate ensuite shower room.



FAMILY BATHROOM

6' 01" x 14' 03" (1.85m x 4.34m) The family bathroom is a beautiful space that is bright and airy with a central heating radiator and original stain glass window to the side of the property. The bathroom comprises of a shower, hand wash basin, toilet and free standing modern bath.

EXTERIOR

This outdoor space is stunning. With a patio area, lawn and a vegetable patch, this outside retreat is perfect for a family or for hosting summer barbecues. Picture yourself relaxing with your favourite beverage as you soak up the sun and enjoy your space. The exterior also has a good size garage with an electric charging point and allocated parking spaces to the front and rear of the house.





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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