

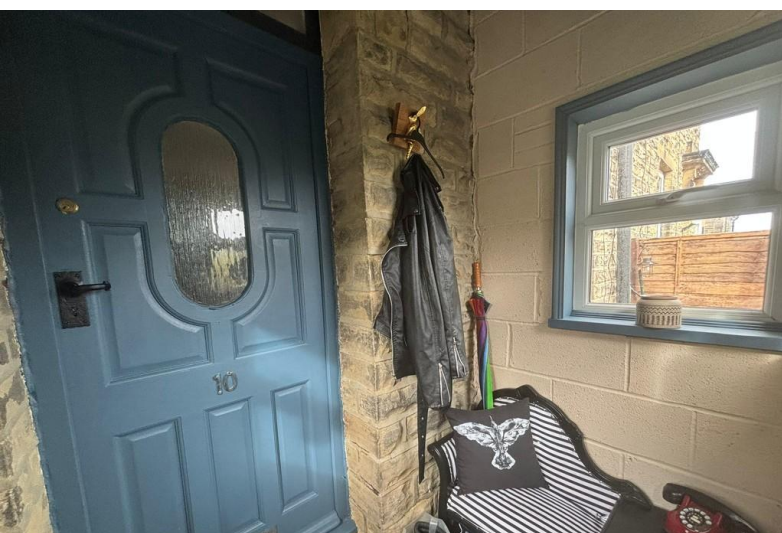


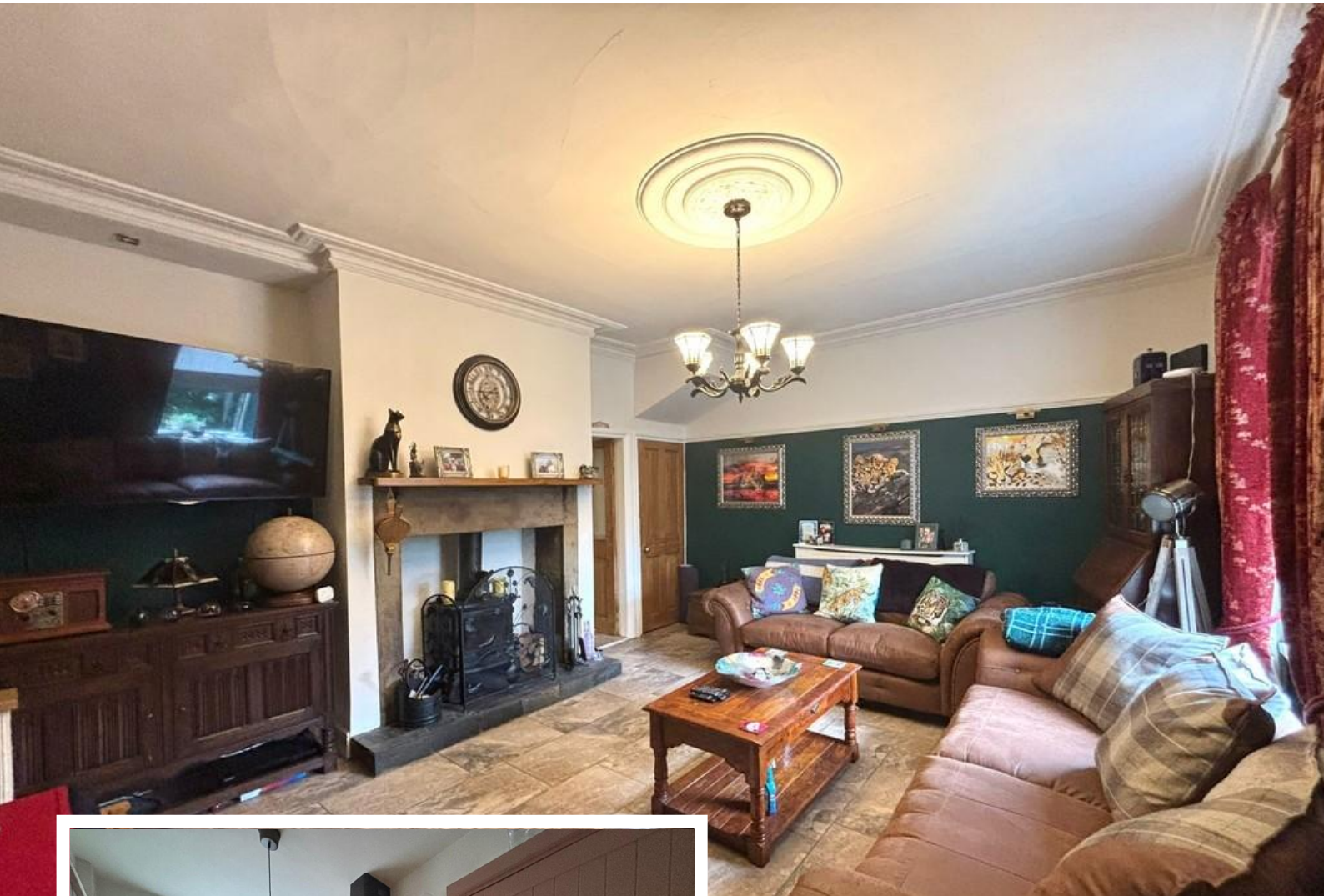
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10 Granville Street

- THREE BEDROOM MID TERRACE HOUSE
- PERFECT FAMILY HOME
- CLOSE TO CLAYTON VILLAGE
- POPULAR LOCATION

Offers In Region Of £175,000
EPC Rating '57'





Property Description

DESCRIPTION

This beautifully presented three-bedroom mid-terrace property offers generously proportioned living space across four floors, ideal for families or professionals seeking style, space, and convenience. Boasting a modern and stylish interior, the home features contemporary décor throughout, blending comfort with practicality. Each level is thoughtfully designed, providing a versatile layout that includes spacious bedrooms, bright and airy living areas, and ample storage. Located in a sought-after and well-connected neighbourhood, the property benefits from close proximity to local amenities, reputable schools, transport links, and green spaces making it perfect for everyday living.

FRONT ENTRANCE PORCH

5' 04" x 5' 09" (1.63m x 1.75m) Step into a bright and practical front porch, featuring a tiled floor that's both stylish and easy to maintain perfect for busy households. With windows to the front and both sides, the space is filled with natural light, creating a



warm and inviting entrance. There's ample room for storing coats, shoes, and everyday essentials, keeping the main living areas clutter-free. A door provides direct access to the main house, offering a smooth transition from outside to indoors.

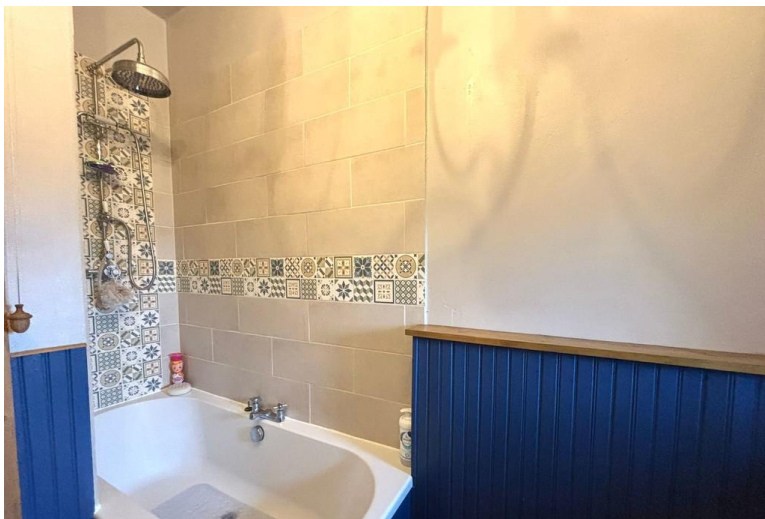
LIVING ROOM

16' 08" x 14' 01" (5.08m x 4.29m) This spacious and welcoming living room combines modern décor with timeless charm. A log burner set within a striking stone surround serves as a cosy focal point, perfect for relaxing evenings. The room is beautifully finished with a stunning tiled floor that runs throughout, offering both style and practicality. A front-facing window allows plenty of natural light to flood the space, enhancing its bright and airy feel. A door at the rear of the room provides access to the cellar, ideal for storage or further potential.



KITCHEN

10' 03" x 5' 10" (3.12m x 1.78m) This stylish and well-equipped kitchen features a contemporary design with a range of sleek wall and base units, providing ample storage and workspace. A side-facing window brings in natural light, creating a bright and pleasant cooking environment. The kitchen is fitted with integrated appliances, including a fridge freezer, built-in cooker with extractor fan, and a gas hob, offering everything needed for modern living. The tiled flooring adds a practical and elegant finish, complementing the overall clean and modern aesthetic.



HALLWAY

5' 08" x 12' 06" (1.73m x 3.81m) The hallway is beautifully presented with neutral décor, creating a bright and welcoming atmosphere as you move through the home. This space provides access to all first-floor rooms and features a staircase leading to the second floor, maintaining a smooth and practical flow throughout the property.

BEDROOM ONE

14' 04" x 12' 06" (4.37m x 3.81m) A spacious and stylish double bedroom featuring a large front-facing window that fills the room with natural light. The space is beautifully finished with modern décor, including a striking wooden cladding feature walls that adds warmth and character. Fitted wardrobes offer excellent storage, while the wood flooring and central heating radiator complete the room with both comfort and practicality.



BEDROOM TWO

10' 04" x 5' 10" (3.15m x 1.78m) A bright and neutrally decorated bedroom featuring a side-facing window that allows for plenty of natural light. The room offers a calm and versatile space, ideal as a guest room, home office, or additional bedroom.



BEDROOM THREE

14' 11" x 11' 08" (4.55m x 3.56m) A good-sized and well-presented bedroom with a front-facing window that brings in plenty of natural light. The room features a wood floor, built-in storage, and a central heating radiator, making it a practical and comfortable space suitable for a bedroom, nursery, or home office.

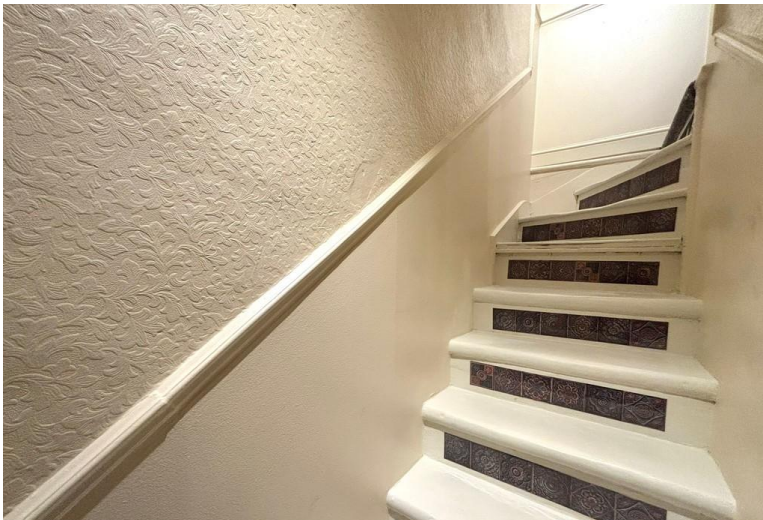
OFFICE

6' 01" x 12' 09" (1.85m x 3.89m) Currently used as a home office, this flexible occasional room benefits from a Velux window, allowing natural light to brighten the space. With its compact yet functional layout, it could also serve perfectly as a walk-in wardrobe, dressing room, or hobby space adaptable to suit your lifestyle needs.



BATHROOM

22' 11" x 5' 07" (07m x 1.7m) This stylish and well-appointed bathroom features part-tiled walls and contemporary décor throughout. It includes a bath with overhead shower, a sleek hand wash basin, WC and a front-facing window that provides natural light and ventilation. Additional features include a central heating radiator and built-in storage cupboards, offering both comfort and practicality in a clean, modern setting.



EXTERIOR

To the front, the property features a low-maintenance garden with a combination of flagged and stoned areas, offering an attractive and tidy entrance. There is a fenced-off garden, providing a secure and private outdoor space ideal for relaxing, entertaining, or as a safe area for children and pets.





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
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		86
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		