



**Whitney's**  
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Established 1947



**22 Delph Grove**  
Clayton, Bradford, , BD14 6RZ

**Offers In Region Of  
£124,950**

# Property Features

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- END TERRACE
- LOUNGE
- DINING KITCHEN
- THREE BEDROOMS
- BATHROOM
- UPVC WINDOWS
- CENTRAL HEATING
- LARGE GARDENS
- OFF ROAD PARKING
- IDEAL FAMILY HOME

## Full Description

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Situated in a popular area of Clayton is this End Terrace Property with Large Gardens to front and rear and Driveway Parking to side for two vehicles. The property which offers good family sized accommodation briefly comprises of Lounge, Modern Dining Kitchen, Three Bedrooms and Three Piece Bathroom. UPVC Windows and Central Heating.

### ENTRANCE

Via UPVC front door to hall.

### HALL

Stairs to first floor. Door to lounge, Central heating radiator.

### LOUNGE

14' 0" x 12' 8" (4.27m x 3.86m)

UPVC window. Feature timber fire surround with marble hearth and back and inset living flame gas fire. Cornice. Central heating radiator. Door to dining kitchen.

### DINING KITCHEN

16' 2" x 7' 3" (4.93m x 2.21m)

UPVC window and UPVC door to rear garden. Timber finish modern wall and base units with complementary work surfaces and tiling. Inset stainless steel sink with mixer tap. Plumbing for washer. Pantry.

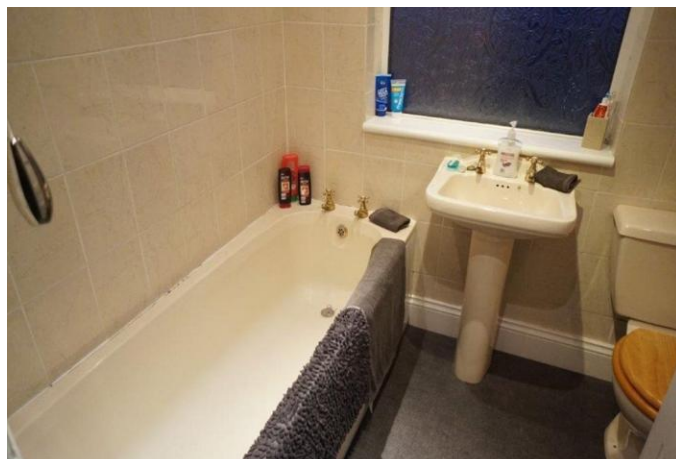
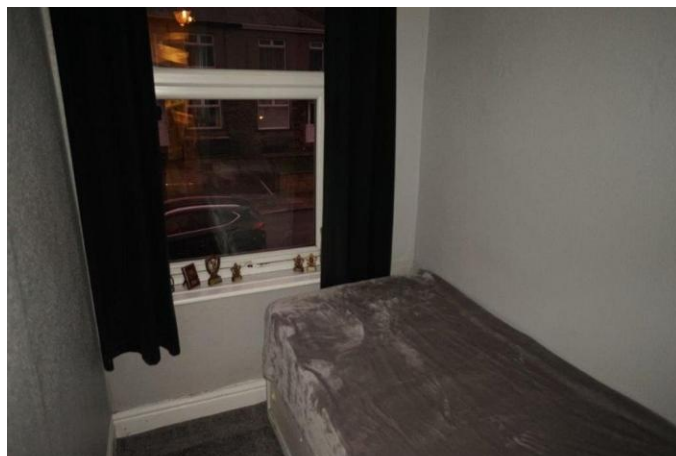
### LANDING

UPVC window. Open spindle balustrade. Doors to bedrooms and bathroom.

### BEDROOM ONE

13' 0" x 10' 3" (3.96m x 3.12m)

UPVC window. Central heating radiator.



## BEDROOM TWO

9' 6" x 8' 8" (2.9m x 2.64m)

UPVC window. Central heating radiator.

## BEDROOM THREE

6' 7" x 5' 4" (2.01m x 1.63m)

UPVC window. Central heating radiator.

## BATHROOM

7' 0" x 5' 9" (2.13m x 1.75m)

UPVC window. Three piece suite comprising of bath, hand wash basin and wc. Complementary tiling. Central heating radiator.

## EXTERIOR

Long gardens to front and rear. Driveway to side providing parking for two vehicles.

## PROPERTY DIRECTIONS:

Leave the Clayton office and turn right taking your first exit at the roundabout in to The Avenue and continue along this taking your fourth right into Delph Drive and Delph Grove is on your right.

## 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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