



Whitney's
ESTATE AGENTS LTD
Established 1947



140 Hunters Park Avenue
Clayton, Bradford, West Yorkshire, BD14 6EW

Offers In Region Of
£182,500

Property Features

- WELL PRESENTED
- EXTENDED DETACHED
- SPACIOUS ACCOMMODATION
- LARGE THROUGH LOUNGE
- SUN ROOM
- MODERN KITCHEN
- THREE BEDROOMS
- THREE PIECE BATHROOM
- UPVC WINDOWS & CENTRAL HEATING
- GARDENS

Full Description

VIEWING RECOMMENDED on this VERY WELL PRESENTED Extended Detached Property with good family sized accommodation. The property briefly comprises of Large Through Lounge and Dining Area, Sun Room, and Modern Fitted Kitchen. Three Bedrooms and Modern Three Piece Bathroom. Gardens Front & Rear. Garage.

ENTRANCE

Via UPVC front door to hall.

HALL

Doors to lounge, stairs to first floor and central heating radiator.

LOUNGE & DINING ROOM

25' 6" x 12' 2" (7.77m x 3.71m)

Large through lounge and dining room with UPVC window to front and UPVC patio doors at the rear leading through to the sun room. Feature fire surround with inset living flame gas fire. Cornice and dado rail. Two central heating radiators. Door through to the kitchen.

SUN ROOM

13' 6" x 9' 5" (4.11m x 2.87m)

Patio doors to rear garden. Two central heating radiators.

KITCHEN

11' 7" x 7' 0" (3.53m x 2.13m)

UPVC window. Modern wall and base units with complementary work surfaces and tiling. Inset sink with mixer tap. Inset double oven and gas hob. Integrated fridge and freezer. Plumbing for washer.



LANDING

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

BEDROOM ONE

12' 0" x 9' 0" (3.66m x 2.74m)

UPVC window. Fitted wardrobes. Cornice. Central heating radiator.

BEDROOM TWO

9' 6" x 8' 9" (2.9m x 2.67m)

UPVC window. Fitted wardrobes. Cornice. Central heating radiator.

BEDROOM THREE

8' 4" x 6' 0" (2.54m x 1.83m)

UPVC window. Central heating radiator.

BATHROOM

6' 4" x 5' 3" (1.93m x 1.6m)

UPVC window. Fully tiled bathroom with white three piece suite comprising bath with shower over and screen, hand wash basin set in vanity unit and wc. Central heating radiator.

EXTERIOR

Driveway to side leading to a single attached garage. Off road parking for one vehicle. Astro turf lawn with floral section. Enclosed garden to rear with astro turf and paved patio.

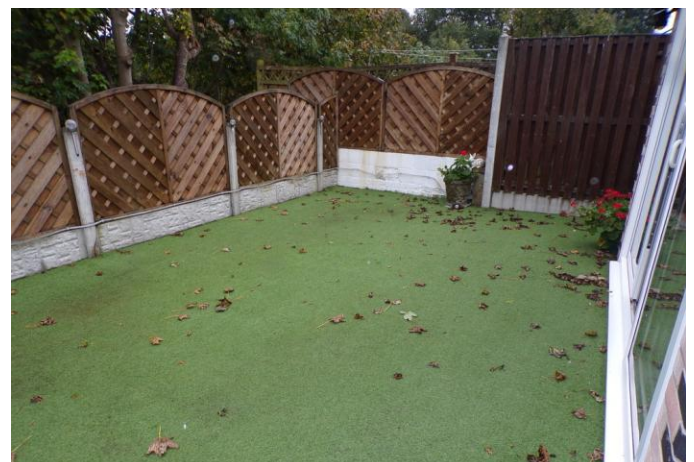
PROPERTY DIRECTIONS:

Leave the Clayton office and turn right, take your fourth exit at the roundabout into Bradford Road. Continue along this road and Hunters Park Avenue is the 6th turning on your left.

PURCHASE DETAILS:

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

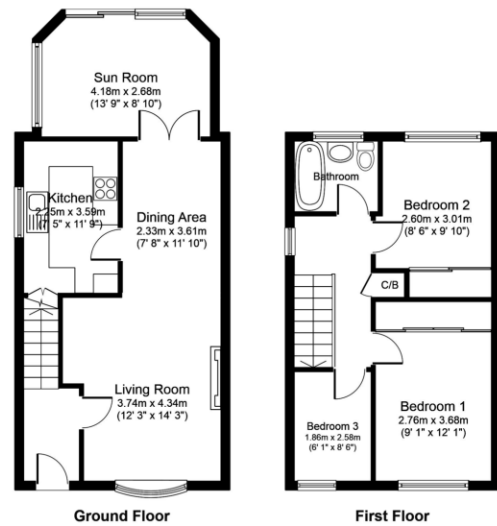
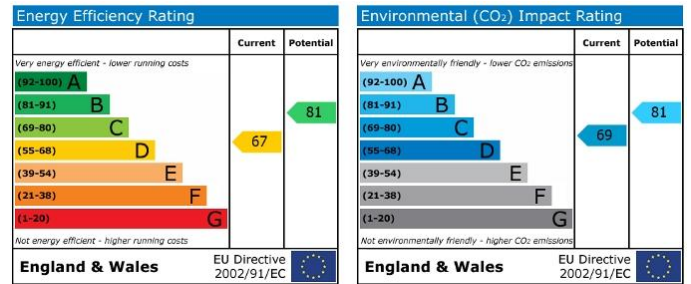
Once you are interested in purchasing this property, ideally call in person or telephone this office to discuss your offer, we would suggest that this is done before contacting a bank, building society or solicitor as any delay could result in the property being sold to someone else and any survey and 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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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