



Whitney's
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Established 1947



1 Wellfield Gardens

Queensbury, Bradford, West Yorkshire, BD13 1NY

**Offers In Region Of
£159,950**

Property Features

- NO UPWARD CHAIN
- NATURAL STONE BUILT END TERRACE
- SEMI RURAL LOCATION
- LOUNGE
- DINING KITCHEN
- THREE BEDROOMS ONE WITH EN-SUITE
- HOUSE BATHROOM
- SUDG WINDOWS & CENTRAL HEATING
- GARDENS
- ADJACENT GARAGE

Full Description

NO UPWARD CHAIN Situated in a quiet cul-de-sac in a semi rural location is this SUPERB NATURAL STONE BUILT END TERRACE with Gardens to Front and Rear and Adjacent Garage. The property briefly comprises of Lounge, Dining Kitchen, Three Bedrooms main bedroom with En-Suite and House Bathroom. SUDG Windows and Central Heating.

ENTRANCE

Via UPVC front door to inner hall.

HALL

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

LOUNGE

15' 8" x 15' 2" (4.78m x 4.62m)

SUDG windows. Feature brick fireplace with timber mantle and inset gas stove. Central heating radiator. Door to a small cloaks cupboard. Door through to the dining kitchen.

DINING KITCHEN

18' 8" x 8' 4" (5.69m x 2.54m)

SUDG window. UPVC door to rear garden. Timber wall and base units with complementary work surfaces and tiling. Inset oven and ceramic hob with extractor canopy above. Inset stainless steel sink with mixer tap. Integrated dish washer. Plumbing for washer. Tiled floor.

BEDROOM ONE

13' 3" x 9' 8" (4.04m x 2.95m)

SUDG window. Small storage cupboard. Door to en-suite. Central heating radiator.



EN-SUITE

5' 9" x 5' 2" (1.75m x 1.57m)

SUDG window. Three piece suite comprising of shower cubicle, hand wash basin and wc. Complementary tiling. central heating radiator.

BEDROOM TWO

9' 2" x 8' 5" (2.79m x 2.57m)

SUDG window. Fitted wardrobes. Central heating radiator.

BEDROOM THREE

8' 5" x 6' 5" (2.57m x 1.96m)

SUDG window. Fitted wardrobes. Central heating radiator.

BATHROOM

8' 7" x 5' 0" (2.62m x 1.52m)

SUDG window. White three piece suite comprising of bath, hand wash basin and wc. Complimentary tiling. Central heating radiator.

EXTREIOR

Enclosed paved garden to front with floral borders. Enclosed paved garden to rear.

PROPERTY DIRECTIONS:

Leave the Clayton office and turn right, take your second exit at the roundabout in Town End, Continue along this road into Low Lane and continue on to the T junction and turn left into Cockin Lane. Continue along this road passing the Junction Public House on your right and Wellfield Gardens is second on your right.

PURCHASE DETAILS:

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

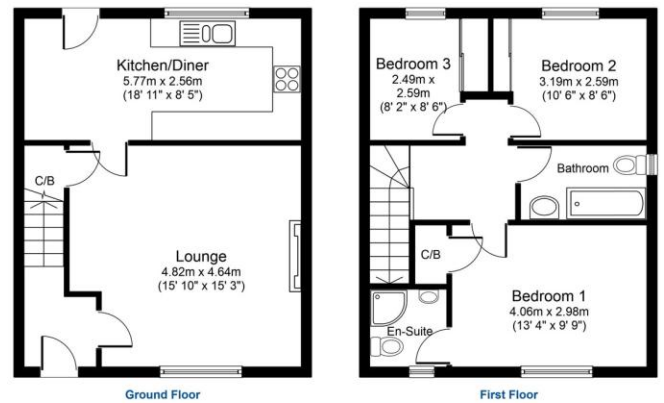
Once you are interested in purchasing this property, ideally call in person or telephone this office to discuss your offer, we would suggest that this is done before contacting a bank, building society or solicitor as any delay could result in the property being sold to someone else and any survey and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