



Whitney's
ESTATE AGENTS LTD
Established 1947



2 Oakleigh Grove
Clayton, Bradford, West Yorkshire, BD14 6QF

Offers In Region Of
£199,950

Property Features

- NO ONWARD CHAIN
- SEMI DETACHED BUNGALOW
- QUIET CUL-DE-SAC POSITION
- CLOSE TO CENTRE OF CLAYTON VILLAGE
- LOUNGE
- KITCHEN
- THREE BEDROOMS
- THREE PIECE SHOWER ROOM
- GARDENS FRONT AND REAR
- DRIVEWAY TO INTEGRAL GARAGE

Full Description

NO ONWARD CHAIN Spacious Semi Detached Bungalow situated in a Quiet Cul-de-Sac close to the centre of Clayton Village. The property briefly comprises of Lounge, Kitchen, Three Bedrooms and Three Piece Shower Room. UPVC Windows. Central Heating. Gardens. Driveway leading to an Integral Garage.

ENTRANCE

Via side entrance porch, through inner door to hall with doors to all rooms and central heating radiator.

LOUNGE

14' 4" x 11' 8" (4.37m x 3.56m)

UPVC bay window. Feature marble fireplace with inset living flame gas fire. Central heating radiator.

KITCHEN

10' 8" x 8' 6" (3.25m x 2.59m)

UPVC window. Range of wall and base units in light timber finish. Complementary work surfaces and tiling. Inset stainless steel sink with mixer tap. Central heating radiator.

BEDROOM

11' 6" x 8' 4" (3.51m x 2.54m)

UPVC patio doors to rear garden. Central heating radiator. Door through to the garage. This room could be used as a dining room or bedroom.

BEDROOM

10' 9" x 8' 4" (3.28m x 2.54m)

UPVC window. Central heating radiator.

BEDROOM THREE

9' 8" x 7' 0" (2.95m x 2.13m)

UPVC window. Central heating radiator.



BATHROOM

6' 0" x 5' 3" (1.83m x 1.6m)

Three piece suite comprising of fully tiled shower, hand wash basin and wc. Tiled floor. Towel radiator.

EXTERIOR

Rockery style garden with floral borders to front. Large lawned garden and paved patio to rear. Driveway parking to the front of the garage.

PROPERTY DIRECTIONS:

Leave the Clayton office and turn left continue along this road into Clayton Lane and take your second left into Greenwell Row, first right into Reva Syke and first right into Oakleigh Road. Continue along this road and take your first left into Oakleigh Avenue and first left into Oakleigh Grove.

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.

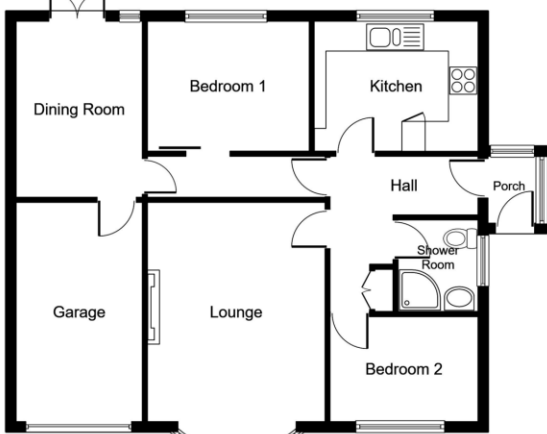
MORTGAGES: A full range of mortgage facilities are available subject to status. Our Financial Consultant will be only too happy to discuss with you your individual requirements. Please contact us for FREE & CONFIDENTIAL ADVICE.

RENT-A-HOUSE: Thinking of renting your HOUSE? FLAT? Contact (01274) 880019 for further details.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		86
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

WWW.EPC4U.COM



Ground Floor

2 Oakleigh Grove, Clayton, Bradford, BD14 6QF NOT TO SCALE For layout guidance only

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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