



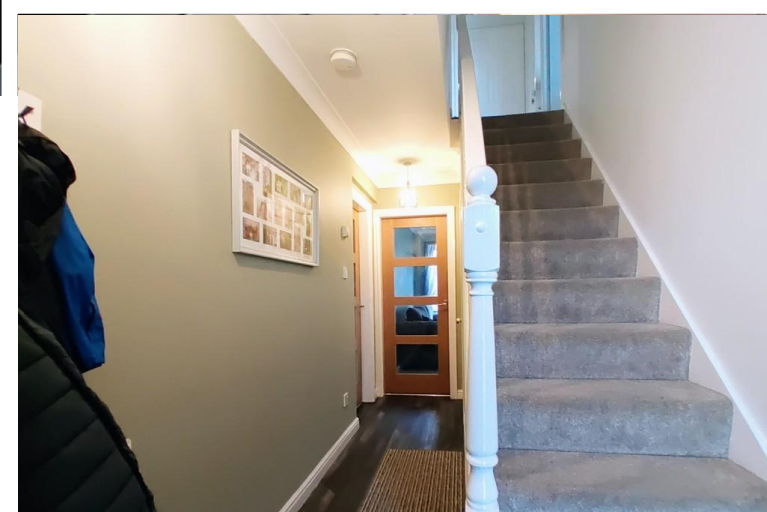
12 Peregrine Way

- FOUR BEDROOM DETACHED
- TWO RECEPTION ROOMS
- LANDSCAPED REAR GARDEN
- CUL-DE-SAC LOCATION

£264,500

EPC Rating '66'



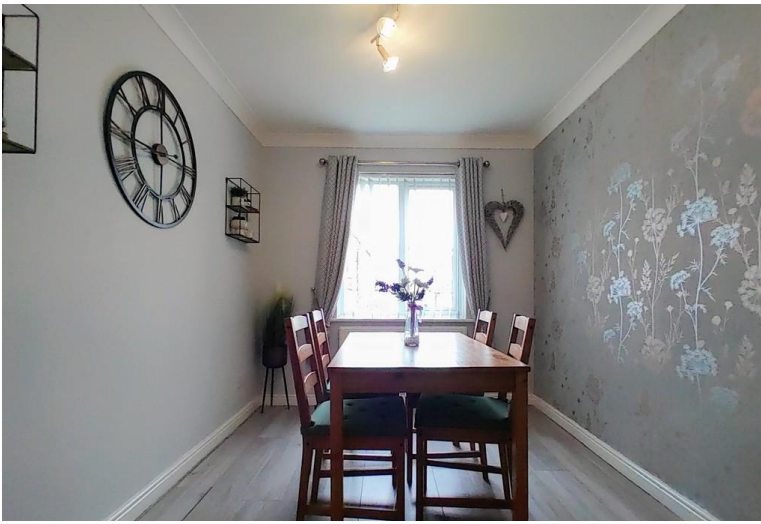


Property Description

**** MODERN FOUR BEDROOM DETACHED ** CUL-DE-SAC LOCATION ** LANDSCAPED REAR GARDEN ** WOODLAND OUTLOOK ** INTEGRAL GARAGE WITH ELECTRIC DOOR **** This well presented four bedroom detached property is located in the popular Westwood Park development in BD6 and offers space for a growing family along with gardens, garage and off-road parking. Further benefitting from modern decor, fitted kitchen, two reception rooms, gas central heating and UPVC double-glazing. Briefly comprising of: Entrance Hall, Lounge, Dining Room, Kitchen, WC, Garage, First Floor - Four Bedrooms, Family Bathroom & Master with En-suite.

ENTRANCE HALL

A spacious entrance hall with doors off to the garage, kitchen, WC and living room. Stairs off to the first floor and a central heating radiator.

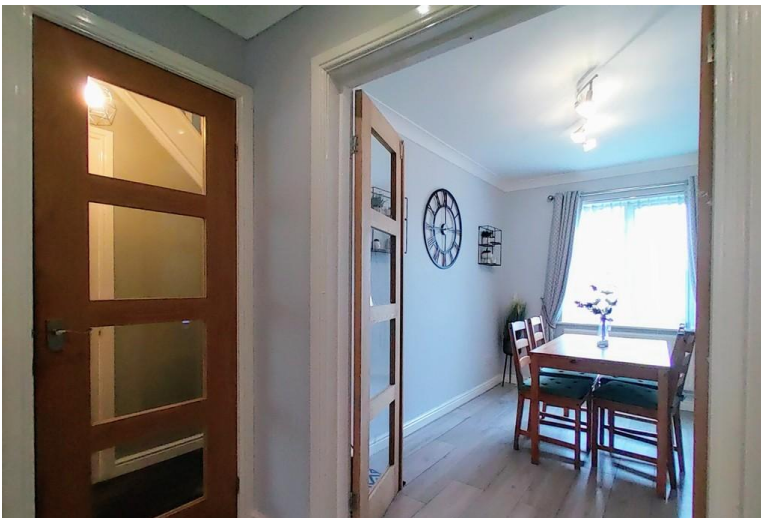


LOUNGE

15' 2" x 14' 0" (4.62m x 4.27m) Bay window with French doors and a further window over looking the rear garden. Media wall with wall mounted TV point and two central heating radiators.

KITCHEN

15' 3" x 8' 1" (4.65m x 2.46m) A modern fitted kitchen with a good range of wall and base cabinets, laminated work surfaces and matching splash-back's. Stainless steel sink and drainer, plumbing for a washing machine and a window to the rear garden. Ceiling spotlights, double doors to the dining room and an exterior door to the side elevation.



DINING ROOM

10' 10" x 8' 1" (3.3m x 2.46m) Window to the front elevation and a central heating radiator.

WC

WC, washbasin and a central heating radiator.

GARAGE

17' 9" x 9' 10" (5.41m x 3m) Integral garage with a door from the hallway and offering further potential. Power, light and an electric remote roller garage door.

FIRST FLOOR

Landing area with access to the loft space and a useful airing cupboard. Doors off to all bedrooms & bathroom.



BEDROOM ONE

13' 6" x 12' 0" (4.11m x 3.66m) Window to the front elevation, door to the ensuite and a central heating radiator.

ENSUITE

A modern shower room with aqua-board walls, shower cubicle with electric shower and glass folding door, push button WC and a washbasin set in a modern vanity unit with storage below. Window to the front and a grey heated towel rail.

BEDROOM TWO

13' 1" x 9' 0" (3.99m x 2.74m) Laminate flooring, window to the rear and a central heating radiator.

BEDROOM THREE

11' 5" x 9' 2" (3.48m x 2.79m) Window to the rear and a central heating radiator.

BEDROOM FOUR

9' 2" x 8' 6" (2.79m x 2.59m) Window to the front, laminate flooring and a central heating radiator.





BATHROOM

A modern bathroom suite with aqua-board clad walls, panelled bath with electric shower over, push-button WC and a washbasin set in a vanity unit. Window to the rear, extractor fan and a central heating radiator.

EXTERIOR

To the front of the property is an open-plan lawn area and off-road parking for two cars. Pathways at both sides of the property lead to the rear. The rear garden has recently been landscaped and includes a paved patio area and a raised lawn area with railway sleepers and artificial grass. Flowerbeds, garden shed, plus mature shrubs and trees. Woodland outlook to the rear.

PURCHASE DETAILS:

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

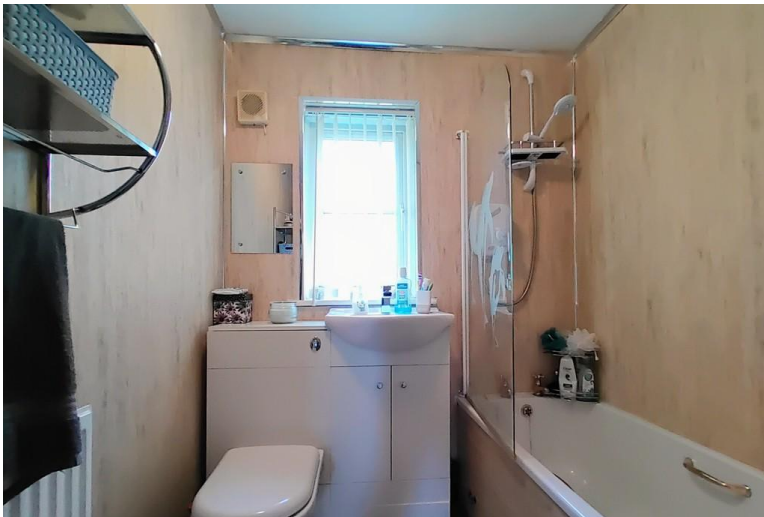
Once you are interested in purchasing this property, ideally call in person or telephone this office to discuss your offer, we would suggest that this is done before contacting a bank, building society or solicitor as any delay could result in the property being sold to someone else and any survey and 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	
A (92+)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
66	82
England & Wales	
EU Directive 2002/91/EC	
WWW.EPC4U.COM	

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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 and 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