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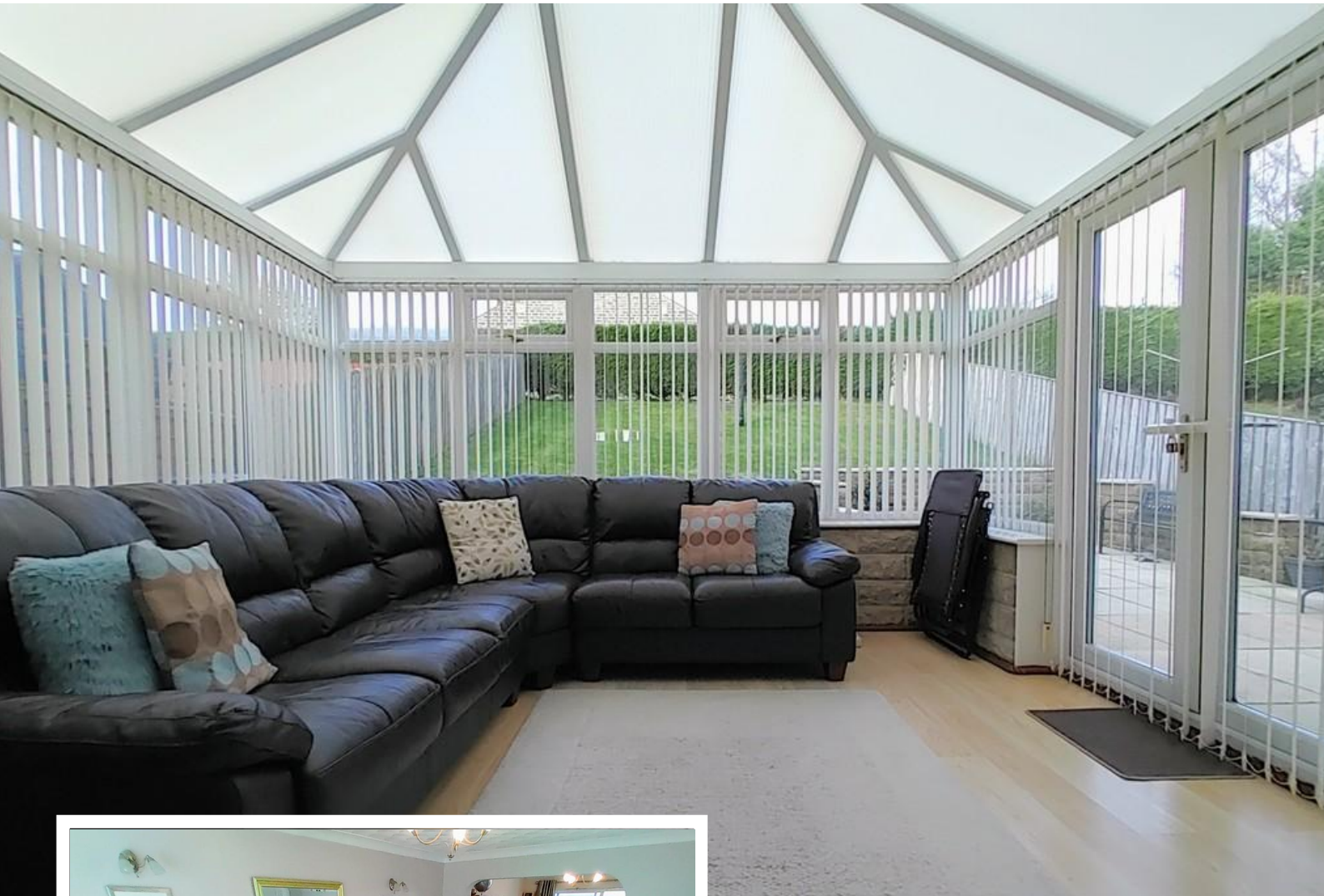
9 Oakhall Park

- FOUR BEDROOM DETACHED
- POPULAR LOCATION
- GAS CENTRAL HEATING
- UPVC DOUBLE GLAZING

£300,000

EPC Rating '70'



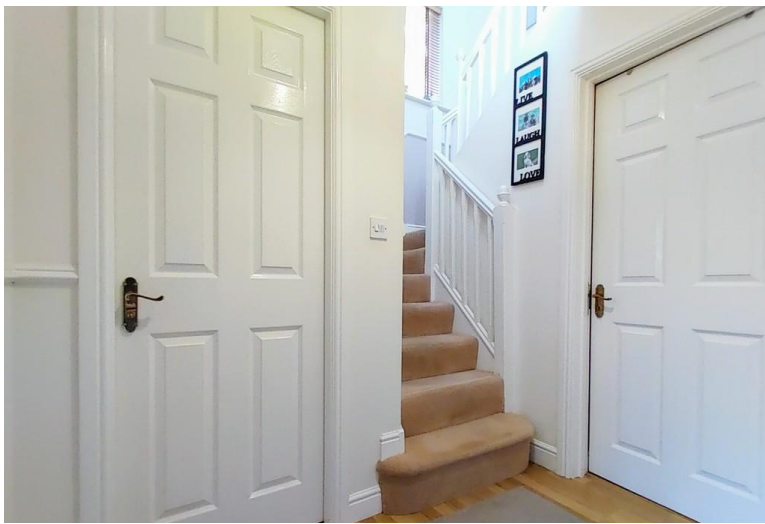


Property Description

**** MODERN FOUR BEDROOM DETACHED ****
POPULAR LOCATION IN THORNTON ** WELL PRESENTED ** GARDENS, GARAGE & DRIVEWAY ** CONSERVATORY ** This lovely detached property is set in a good position on the popular Oakhall Park development in Thornton. Well presented throughout and offering 'ready to move in' accommodation, along with gas central heating and UPVC double glazing. Briefly comprising of: Entrance Hall, Ground Floor WC, Lounge, Dining Area, Kitchen, Utility Room, Conservatory, First Floor - Four Bedrooms, Master Ensuite & a Family Bathroom. Gardens front & rear, driveway and single garage.

ENTRANCE HALL

Entrance Hall with access to the lounge. Composite entrance door and a window to the side.



LOUNGE

16' 2" x 12' 0" (4.93m x 3.66m) Window to the front elevation and an archway to the dining room. Living flame gas fire with marble inlay & hearth, and a pine surround. Door to the inner hallway and a central heating radiator.

DINING ROOM

10' 6" x 8' 7" (3.2m x 2.62m) Open archway from the lounge and sliding patio doors to the conservatory. Central heating radiator.

CONSERVATORY

12' 8" x 12' 4" (3.86m x 3.76m) A good-sized white UPVC conservatory with laminate flooring and French doors to the rear garden.

INNER HALLWAY

With access to the Kitchen, WC, Lounge, Dining Room, Utility Room and open stairs to the first floor.

WC

A ground floor WC with modern washbasin set in a vanity unit, window to the side elevation, laminate flooring, extractor and central heating radiator.

KITCHEN

11' 10" x 7' 8" (3.61m x 2.34m) Fitted with a range of base and wall units, laminated working surfaces and matching upstands. Breakfast bar, integrated electric double oven & grill, gas hob and chimney style extractor. Plumbing for a washing machine, integrated dishwasher, fridge and freezer, and a white enamel sink and drainer. Window to the rear elevation and an exterior door to the side elevation.

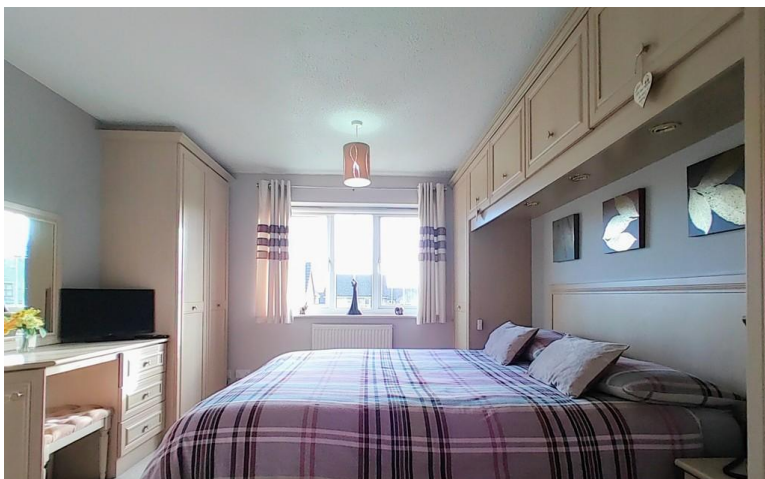


FIRST FLOOR LANDING

Window to the side elevation, airing cupboard and access to the loft space.

BEDROOM ONE

12' 4" x 10' 10" (3.76m x 3.3m) Window to the front elevation, central heating radiator and a door to the ensuite. Fitted with a range of bedroom furniture, including wardrobes, drawers, cupboards, dressing table and bedside cabinets.

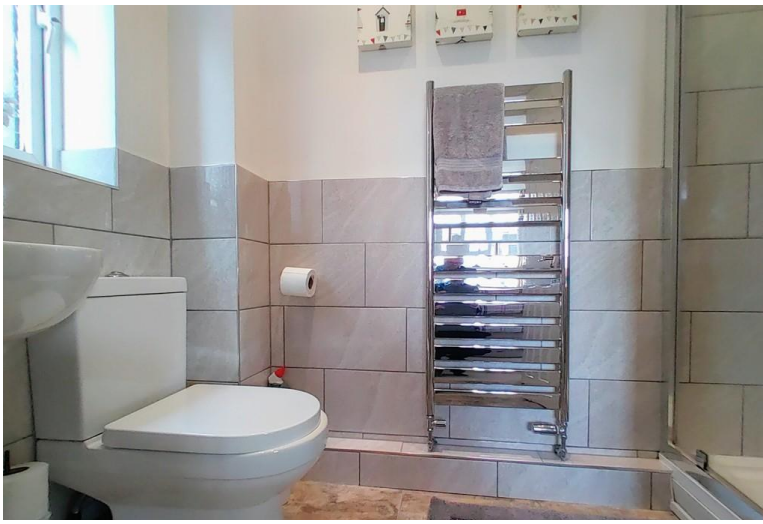


ENSUITE

Shower cubicle with thermostatic shower and glass door, pedestal washbasin and push-button WC. Window to the side elevation, chrome heated towel rail and an extractor.

BEDROOM TWO

9' 8" x 8' 7" (2.95m x 2.62m) Window to the front elevation and a central heating radiator.



BEDROOM THREE

10' 10" x 9' 9" (3.3m x 2.97m) Window to the rear elevation and a central heating radiator. Fitted with a double wardrobe, cupboards and a dressing table.

BEDROOM FOUR

9' 8" x 5' 7" (2.95m x 1.7m) Window to the rear elevation and a central heating radiator. Fitted with a desk, cupboard and drawers.

BATHROOM

White three piece suite comprising of a panelled bath and thermostatic shower over, pedestal washbasin and WC. Central heating radiator, window to the side elevation and an extractor.



GARAGE

Garage space with 'up and over' door, power and light. Please note - the garage has been partially converted to the rear to create a Utility Room and is only for storage.

EXTERNAL

Open plan lawned garden to the front with flowerbed and off-road parking. A pathway at the side of the property leads to the rear garden. To the rear is a good-sized garden with paved patio area, lawn, flowerbed and a fenced boundary.

COUNCIL TAX BAND E

FREEHOLD

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		
(92+)		
A		
(81-91)		
B		83
(69-80)		
C		
(55-68)		
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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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