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15 Westminster Drive

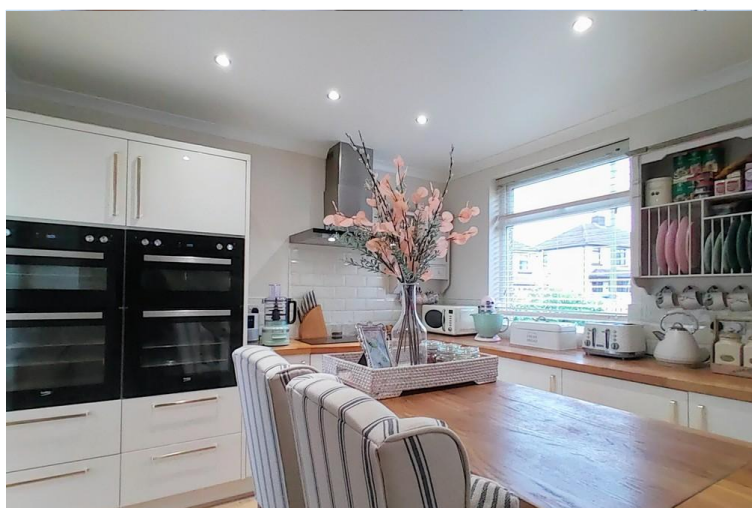
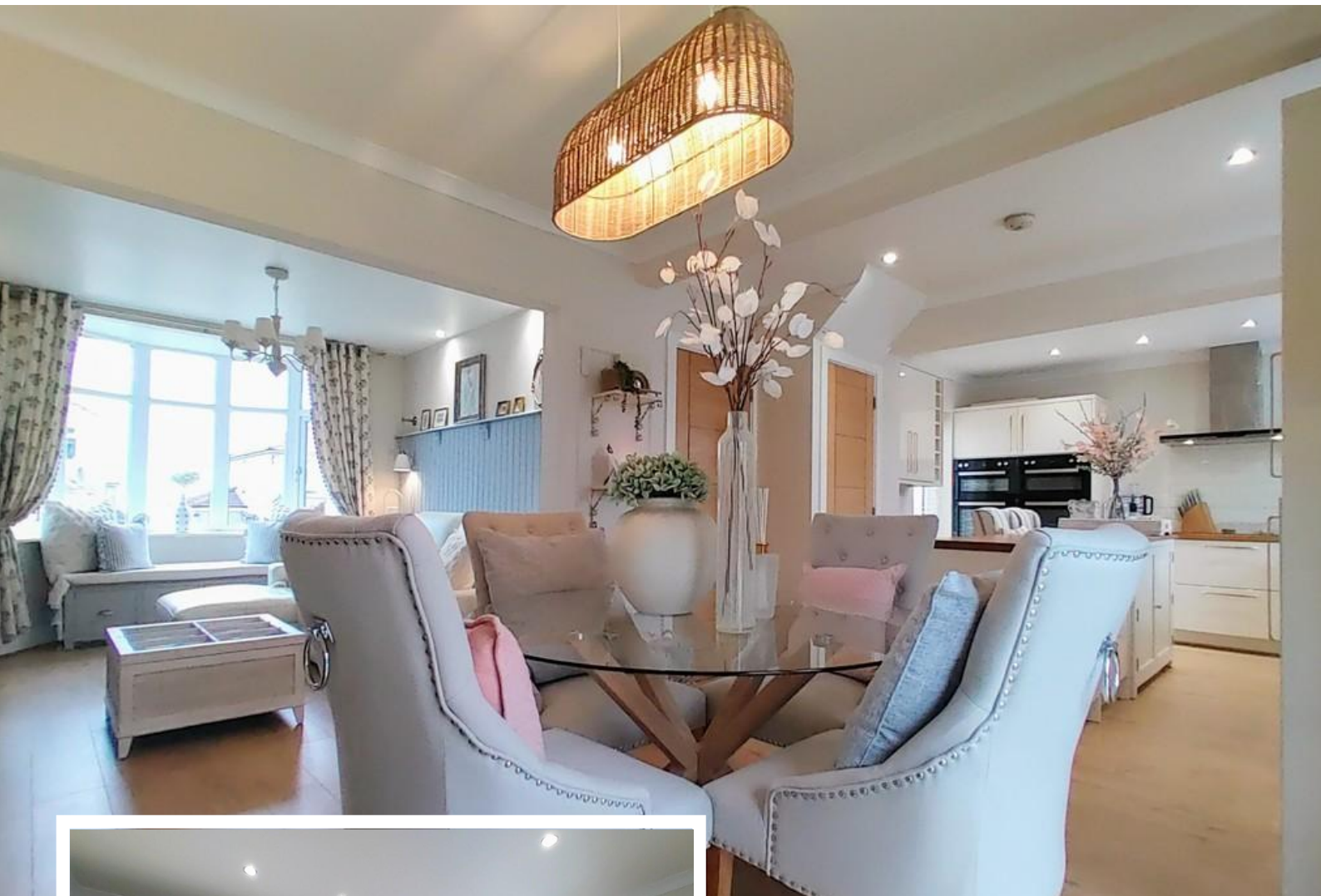
- SEMI DETACHED
- TWO/THREE BEDROOMS
- LARGE CORNER PLOT
- PLANNING PERMISSION

£199,950

EPC Rating '57'



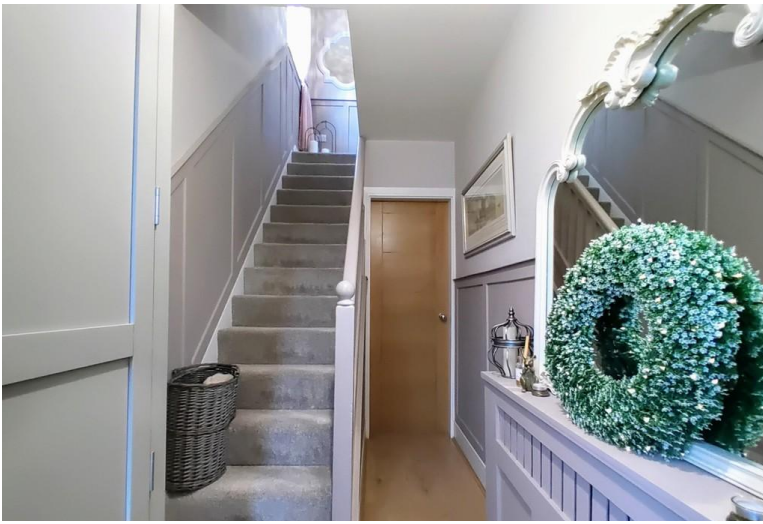
15 Westminster Drive, Clayton, Bradford, West Yorkshire, BD14 6SL



Property Description

**** IMPRESSIVE SEMI DETACHED ** PLANNING APPROVED FOR TWO STOREY SIDE EXTENSION & ORANGERY ** TWO DOUBLE BEDROOMS (WAS THREE) ** EN-SUITE TO MASTER BEDROOM ** IMMACULATELY PRESENTED **** This delightful property has undergone a full refurbishment over recent years and sits on a large corner plot, just off The Avenue in Clayton. Further benefitting from being recently; re-wired, re-plastered, re-decorated, new kitchen, new bathroom, third bedroom converted to an en-suite wet-room, new internal doors, new flooring throughout the ground floor, new doorframes and skirting boards, the list goes on! There is valid planning permission in place for a two storey side extension and an orangery to the rear. Tastefully appointed throughout and briefly comprising of; Hallway, Lounge, extended Dining-Kitchen with Sitting Area, First Floor - Two Bedrooms, En-Suite and Family Bathroom. Gardens to side and rear plus a resin drive-way for three to four cars. There is scope to convert the en-suite back into a third bedroom should the new owner require.





PORCH

UPVC porch to the front.

ENTRANCE HALL

An open staircase leads off to the first floor, tiled floor, radiator and a door to the dining kitchen.

KITCHEN/BREAKFAST ROOM

25' 1" x 10' 7" (7.65m x 3.23m) A most impressive open plan kitchen-diner with fireplace and seating area. Fully fitted with a good range of wall and base units, solid wood butchers block working surfaces and integrated appliances to include; Fridge, Freezer, Washing Machine, Tumble Dryer, two Double Electric Ovens, four-ring Halogen Hob with chimney style Extractor. Modern stainless steel sink and drainer with pot-washer mixer tap. Useful pantry/storage cupboard. Windows to the front and rear elevations and French doors to the rear garden. Double doors to the lounge and two central heating radiators.

SITTING AREA

At one end of the kitchen-diner is a cosy sitting area with a superb wrought iron living flame gas fire with a contemporary surround.

LOUNGE

10' 8" x 10' 6" plus bay window (3.25m x 3.2m) A modern living room with a bay window to the front elevation, ceiling spotlighting and being open plan from the kitchen-diner. Central heating radiator.



FIRST FLOOR

Landing area with open spindle balustrade and a window to the side elevation.

BEDROOM ONE

11' 5" x 10' 9" (3.48m x 3.28m) Window to the front elevation, central heating radiator, spotlighting to the ceiling and a door to the en-suite.

ENSUITE

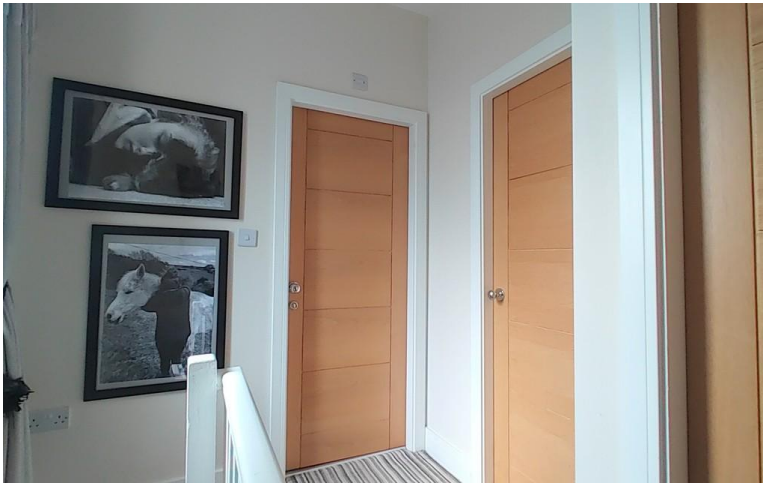
Fully tiled wet room comprising of a rainfall shower and further hand-held shower attachment, corner wall mounted wash basin and a push button WC. Open shelving, window to the front and spotlighting to the ceiling. This room was previously a third bedroom that could be reinstated if required. Hatch to the loft space.



BEDROOM TWO

10' 3" x 9' 4" (3.12m x 2.84m) Window to the rear elevation, spotlighting to the ceiling and a central heating radiator.





BATHROOM

A fully tiled shower room comprising of a walk-in rainfall shower with glass screen, wash basin set in a vanity unit and a push button WC. Window to the rear, extractor and spotlighting to the ceiling.

EXTERNAL

To the front of the property is a low maintenance gravel area and an open driveway to the front and side with parking for three to four cars. To the rear is a decked patio area, raised flowerbed, lawned area and a garage/workshop with up and over door that was built approx. three years ago.



PLANNING PERMISSION

There is planning permission approved for a two storey side extension and an orangery to the rear. The extension could create an additional two bedrooms, utility room, ground floor WC and an extended dining kitchen. Please see Bradford Council Planning Portal online for full details.

FREEFOLD

COUNCIL TAX BAND C



PURCHASE DETAILS:

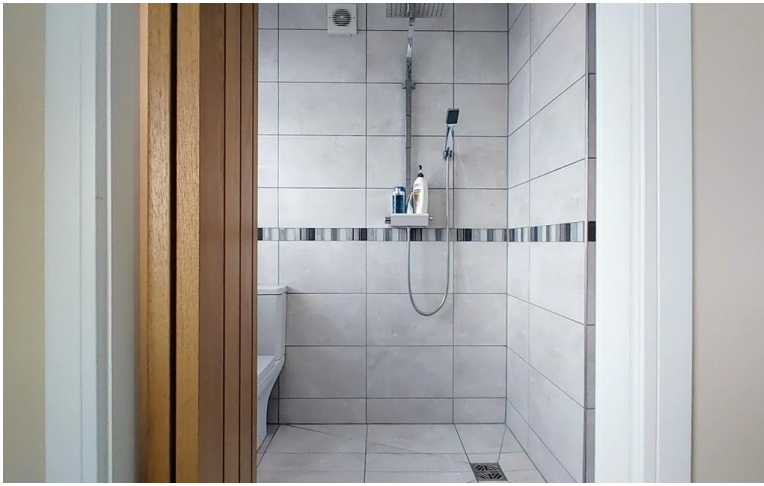
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Once you are interested in purchasing this property, ideally call in person or telephone this office to discuss your offer, we would suggest that this is done before contacting a bank, building society or solicitor as any delay could result in the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

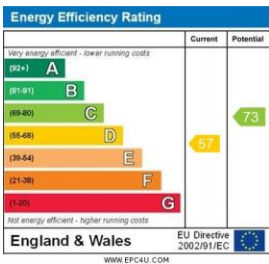


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