

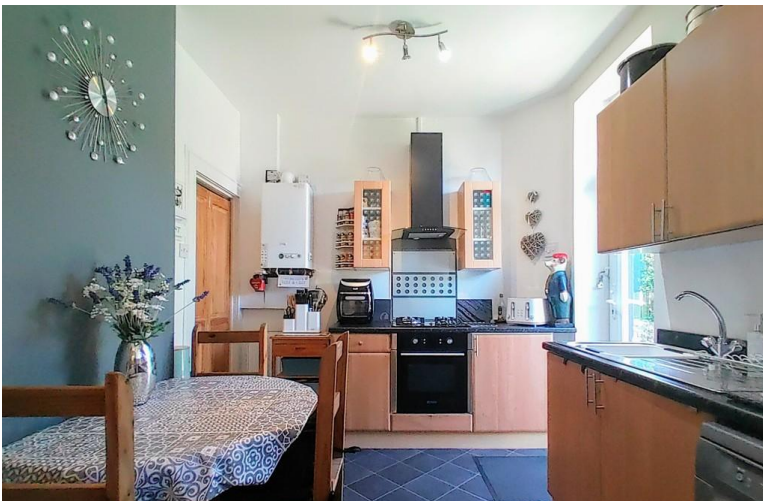


## 4 Byland Grove

- SEMI DETACHED PROPERTY
- TWO DOUBLE BEDROOMS
- OFFICE/THIRD BEDROOM
- GAS CENTRAL HEATING

**£174,950**  
EPC Rating 'TBC'





## Property Description

**\*\* SUPERB 2-3 BEDROOM SEMI DETACHED \*\*  
DECEPTIVELY SPACIOUS \*\* WELL PRESENTED  
THROUGHOUT \*\*** Whitney's are delighted to offer for sale this characterful property in the Prune Park area of Allerton. Tastefully appointed throughout and enjoying two double bedrooms, large bathroom and a small third bedroom/office. The current owners have carried out many improvements and have reconfigured the layout, creating a large 21' living space and a bigger family bathroom. There are superb gardens, feature fireplaces, original character features, gas central heating, UPVC double glazing and 'ready to move in' accommodation. Briefly comprising of: A large Lounge, Kitchen-Diner, first floor, two Bedrooms, Bathroom and a small third Bedroom that is currently used as a home office. Gardens to the front, side and rear.



#### LOUNGE/DINER

21' 10" x 12' 7" (6.65m x 3.84m) Previously two separate rooms and enjoying bay windows to the front and side elevations, two fireplaces, one with a cast iron gas stove, and a stripped pine floor. There is the original plaster coving with ceiling rose and detailed plasterwork, understairs store area and two central heating radiators.

#### KITCHEN/DINER

12' 7" x 8' 9" (3.84m x 2.67m) Fitted with a range of base and wall units, laminated working surfaces and matching upstands, along with a four ring gas hob, electric oven and extractor above. Plumbing for a washing machine and a dishwasher, and a stainless steel sink and drainer. Window and exterior door to the rear elevation.



#### FIRST FLOOR

Landing area with open spindle balustrade and access to the loft space.

#### BEDROOM ONE

13' 2" x 12' 7" (4.01m x 3.84m) An impressive master bedroom with a window to the side elevation, Velux window, exposed beams and a central heating radiator.

#### BEDROOM TWO

9' 2" x 6' 7" (2.79m x 2.01m) Window to the rear elevation and a central heating radiator.



#### BEDROOM THREE/OFFICE

6' 3" x 5' 2" (1.91m x 1.57m) Currently used as a home office. Window to the rear elevation and a central heating radiator.

#### BATHROOM

9' 0" x 7' 2" (2.74m x 2.18m) A spacious family bathroom comprising of a panelled bath with shower tap attachment. Pedestal washbasin and a push button WC. Chrome heated towel rail. Window to the side elevation and extractor fan.

#### EXTERNAL

To the front of the property is a low maintenance gravel garden with mature planting and shrubs. A pathway to the side leads to the rear with a high fence and lockable gate. The rear garden is a good size and consists of a paved patio seating area, flowerbed, lawn, shed and a further seating area. Hedge and fence boundary, offering a good degree of privacy.





## 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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