



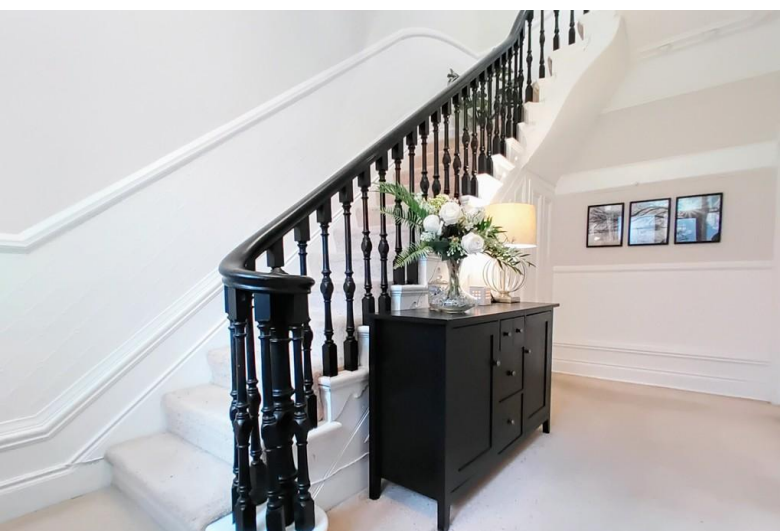
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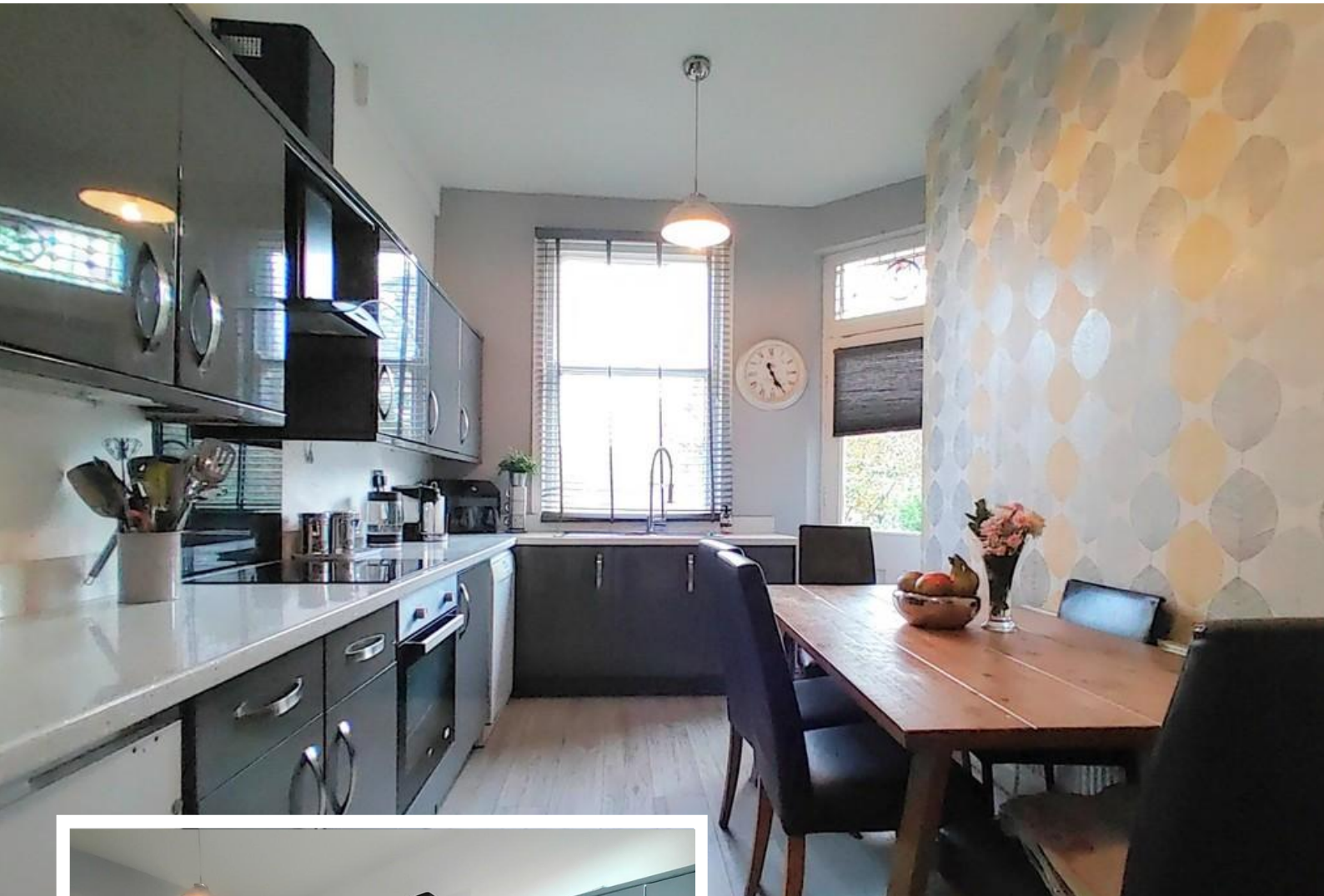
81 Oakleigh Road

- FIVE BEDROOM PERIOD PROPERTY
- LARGE END OF TERRACE
- CHARACTER FEATURES
- TWO RECEPTION ROOMS

£339,950

EPC Rating '47'



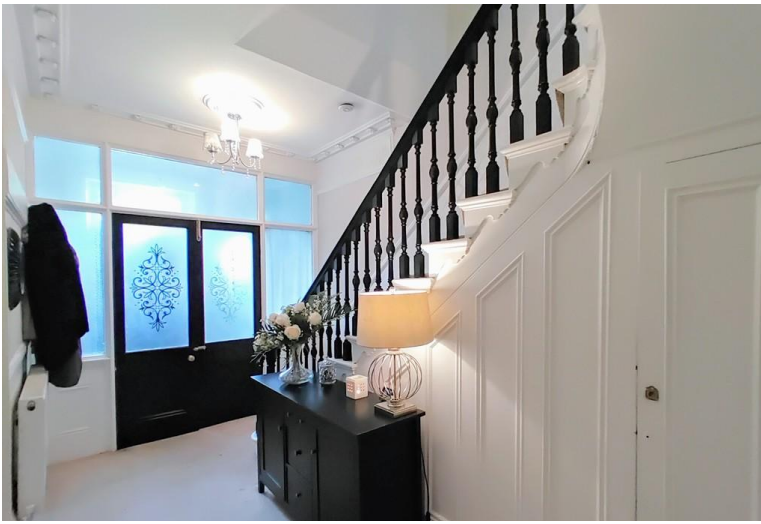


Property Description

**** FIVE BEDROOM PERIOD PROPERTY ** CHARACTER FEATURES ** TWO RECEPTION ROOMS ** LARGE CELLARS ** SOUGHT-AFTER LOCATION **** Whitney's are delighted to bring to the market this stunning five double bedroom end terrace in Clayton. Well presented throughout, with an abundance of original character features, and offering ample space for a growing family. This is an exceptionally large terraced property in excellent condition, and considering the vast living space; it represents excellent value for money. Set across four levels and offering potential to convert the large cellar rooms. Briefly comprising of; Entrance Vestibule, Entrance Hall, WC, Lounge, Dining Room, Kitchen, four Cellar Rooms including a Utility Room, three first floor Bedrooms & Bathroom, plus a further two second floor Bedrooms and a large landing area. Large garden to the rear and a smaller garden to the front.

VESTIBULE

Entrance vestibule with the original tiled floor, glazed double doors to the hall and a door to a ground floor WC.



WC

A handy ground floor WC with washbasin and a window to the front elevation.

ENTRANCE HALL

An impressive entrance hall with a sweeping staircase off to the first floor with the original balustrade. Ornate plasterwork and doors off to all ground floor rooms. Central heating radiator.

SITTING/DINING ROOM

17' 8" x 15' 1" (5.38m x 4.6m) A spacious reception room with the original coving and ornate plasterwork. Bay window to the front elevation and a superb open fireplace with brass trim and tiled inserts. Two central heating radiators.

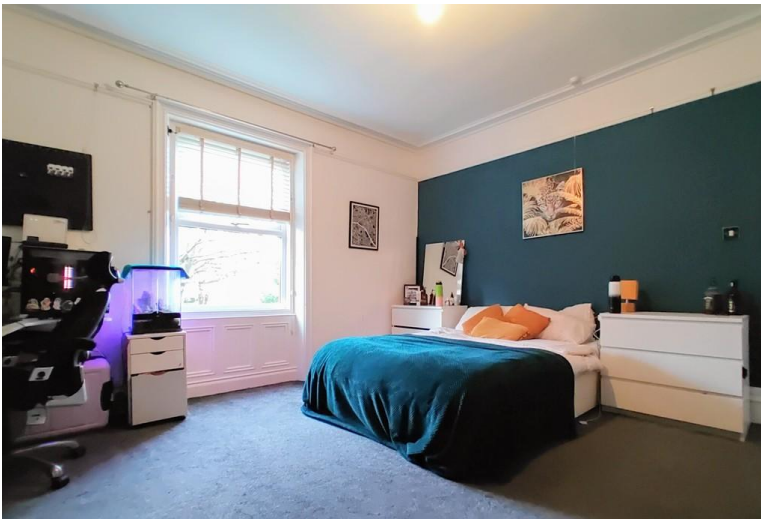


LOUNGE

19' 6" x 15' 0" (5.94m x 4.57m) A stunning entertaining space with a large bay window to the rear elevation, making the most of the open aspect. Another impressive open fireplace, two wall light points and the original coving, ceiling rose and picture rail. Two central heating radiators.

KITCHEN

15' 5" x 7' 6" (4.7m x 2.29m) A modern fitted kitchen with grey gloss finish wall and base units, laminated working surfaces and a stainless steel sink with mixer tap. Four ring halogen hob, electric oven and extractor above. Window and exterior door to the rear elevation with open aspect and ample space for a dining table.



CELLARS

Hallway area with doors off to the four cellar rooms, providing further potential. Central heating radiator.

CELLAR ONE

16' 7" x 14' 11" (5.05m x 4.55m) Exterior door to the side elevation.

CELLAR TWO

15' 1" x 14' 11" (4.6m x 4.55m) Original stone shelving and stone table.

CELLAR THREE

15' 4" x 9' 1" (4.67m x 2.77m) Currently used as a utility room. Housing the central heating boiler, plumbing for a washing machine, work surface and a central heating radiator.

CELLAR FOUR

A smaller room that was the original coal store.

FIRST FLOOR

Large landing area with stairs off to the second floor and doors to three bedrooms and the family bathroom.





BEDROOM ONE

16' 7" x 15' 0" (5.05m x 4.57m) A spacious master bedroom with a large window to the rear, an impressive and original fireplace, and a central heating radiator.

BEDROOM TWO

15' 1" x 14' 9" (4.6m x 4.5m) A spacious double bedroom with a fitted wardrobe, wrought iron fireplace and a window to the front elevation. Central heating radiator.

BEDROOM THREE

10' 9" x 9' 1" (3.28m x 2.77m) Window to the front elevation and a central heating radiator.



BATHROOM

A superb, spacious family bathroom comprising of a modern free standing oval bath, corner multi-jet shower, WC and a pedestal washbasin. Window to the rear elevation and a central heating radiator.

SECOND FLOOR LANDING

15' 3" x 8' 10" (4.65m x 2.69m) A large landing area that could double up as an occasional bedroom, or would be ideal for a home office or hobbies room. Central heating radiator and a large Velux window.

BEDROOM FOUR

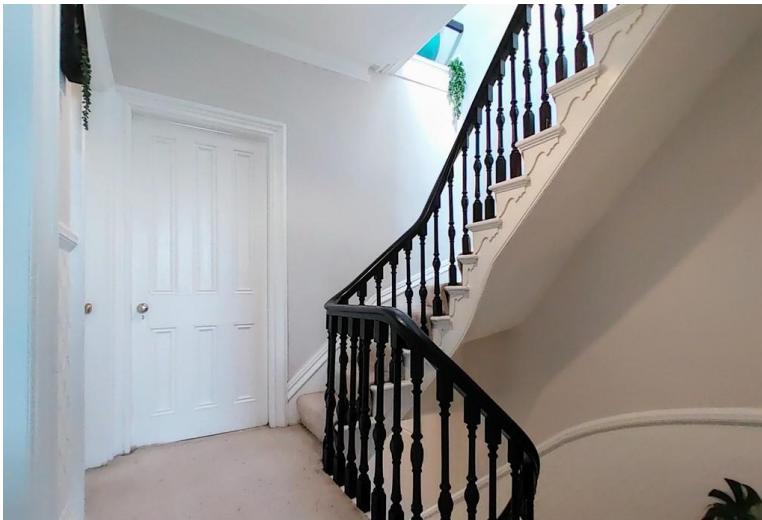
13' 9" x 8' 8" (4.19m x 2.64m) Velux window, storage in the eaves and a central heating radiator.

BEDROOM FIVE

13' 9" x 8' 5" (4.19m x 2.57m) Gable end window and a central heating radiator.

EXTERNAL

To the front of the property is a small yard with a stone wall boundary and hedging. To the rear is a raised paved patio seating area and steps down to a flowerbed area with an apple tree and a further lawned area. Access is available to the rear down the side of the house via an unmade track.



DIRECTIONS:

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			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D		
39-54	E	47 E	
21-38	F		
1-20	G		

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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