

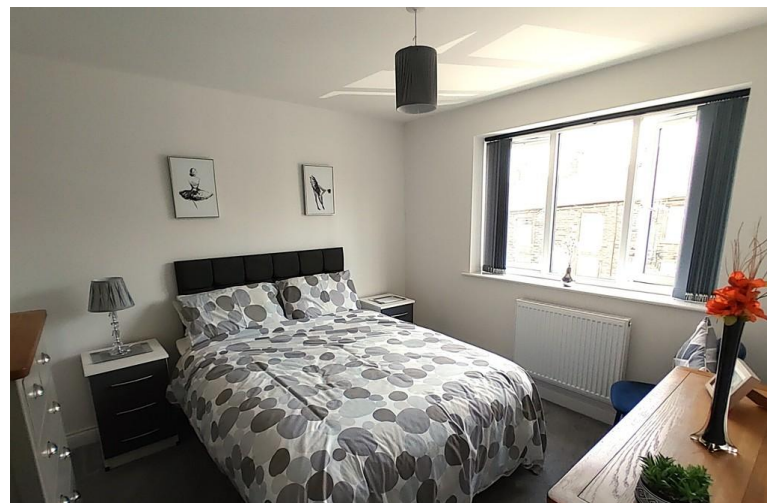
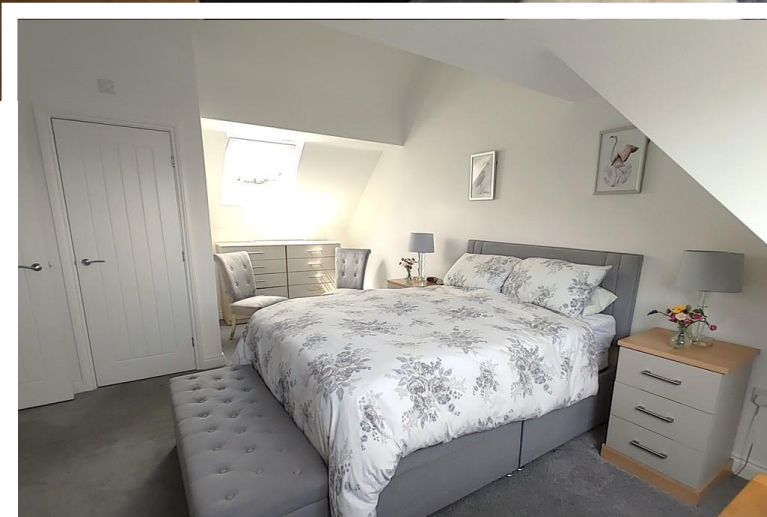
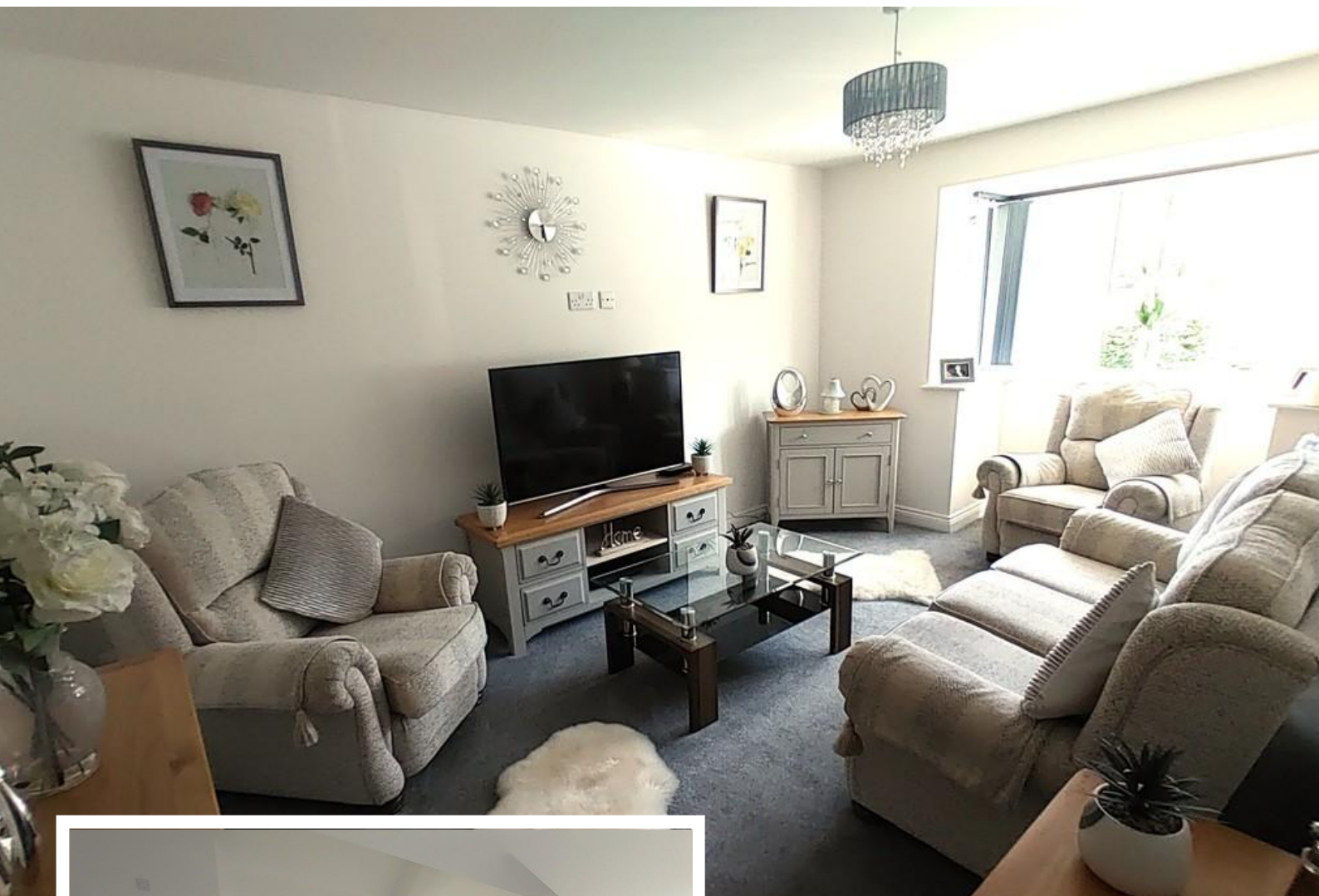


6a Aberdeen Terrace

- Mid Townhouse
- Three Bedrooms
- Stunning Dining Kitchen
- Set Over Three Floors

Offers Over £200,000
EPC Rating '86'





Property Description

Do you want a new home with nothing to do in it, this could be the one ! A beautiful property which has been delightfully looked after by its presents owners.

The Dining Kitchen really is a great room offering plenty of space for cooking and relaxing after a hard day ! Set over three floors and each bedroom is a decent size making this property an ideal family home. The master bedroom is spacious and has the benefit of an En-suite.

Briefly comprises; Entrance Hall, Living Room and Dining Kitchen to the Ground Floor. To the First Floor has Two Bedrooms and the Bathroom. On the Second Floor has the master bedroom with an En-suite. Externally, to the front provides off road parking and enclosed garden to the rear.

The property is located within BD14 having plenty of amenities, schools and access to local transportation.

ENTRANCE HALL

The front entrance door leads into the hallway which



has laminate flooring, a central heating radiator and a staircase rising to the first floor landing.

LIVING ROOM

10' 1" x 14' 1" (3.07m x 4.29m) A lovely room with a bay window to the front elevation and a central heating radiator.

STUNNING DINING KITCHEN

16' 5" x 22' 6" (5m x 6.86m) WOW FACTOR ! There is ample wall and base units with contrasting work surfaces and incorporating a sink and drainer. Integrated oven and hob, plumbing for washing machine, integrated dishwasher, laminate flooring, patio doors and a Velux window.



GROUND FLOOR WC

Having a wash hand basin, WC and a heated towel rail.

BEDROOM TWO

10' 0" x 10' 7" (3.05m x 3.23m) A window to the front elevation and a central heating radiator.

BEDROOM THREE

10' 0" x 12' 2" (3.05m x 3.71m) Currently used as a dressing room, fitted wardrobes, central heating radiator and a window to the rear elevation.

BATHROOM

A bath with a shower over, wash hand basin, WC, heated towel rail, laminate floor and window to the rear and spot lights to ceiling.



MASTER BEDROOM

12' 9" x 18' 6" (3.89m x 5.64m) A great sized room located on the top floor. There is plenty of natural light provided by the windows to the front and rear elevations, also having a central heating radiator.

ENSUITE

Having a shower cubicle, Wc and a wash hand basin, central heating radiator and a Velux window.

EXTERIOR

To the front provides off road parking and to the rear is enclosed by fencing, also having a patio area and artificial lawn for easy maintenance.



DIRECTIONS:



PURCHASE DETAILS:

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

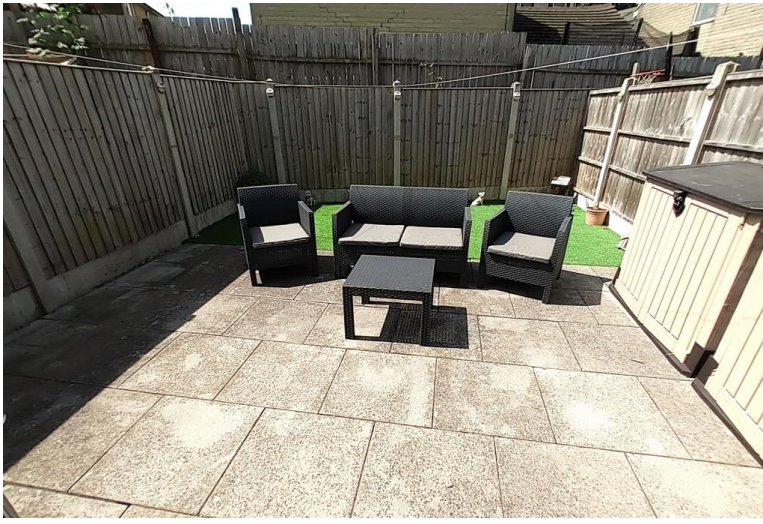
Once you are interested in purchasing this property, ideally call in person or telephone this office to discuss your offer, we would suggest that this is done before contacting a bank, building society or solicitor as any delay could result in the property being sold to someone else and any survey and 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		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		94
(81-91)	B	86	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		

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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