



 **WHITNEYS**
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87 Clayton Road

- END TOWN HOUSE
- IDEAL FAMILY HOME
- LOUNGE
- DINING KITCHEN

Asking Price Of £135,000

EPC Rating '60'





Property Description

Situated close to the popular shopping precinct, Quora Retail Park, is this Spacious Semi Detached property offering good family sized accommodation. The property briefly comprises of Lounge, Dining Kitchen, Ground Floor WC, Three Bedrooms and Three Piece Bathroom. UPVC Windows and Central Heating. Garden to front and garden to rear with pond, decking, patio, two sheds and green house.

ENTRANCE

Via UPV door to reception hallway with stairs to first floor and door to lounge.

LOUNGE

15' 6" x 10' 5" (4.72m x 3.18m) Cast Iron gas stove. Windows to front and rear. Central heating radiator. Door through to the kitchen.

KITCHEN

15' 3" x 9' 4" (4.65m x 2.84m) Windows to two aspects. Modern wall and base units with matching work surfaces and splash backs. Inset gas hob and electric oven. Inset stainless steel sink and drainer





with mixer tap. Plumbing for washer. Understairs storage cupboard. Door to ground floor wc and exterior.

LANDING AREA

Window on landing. Doors to bedrooms and bathroom.

BEDROOM ONE

12' 4" x 9' 7" (3.76m x 2.92m) Window and central heating radiator.

BEDROOM TWO

11' 5" x 7' 8" (3.48m x 2.34m) Window and central heating radiator.

BEDROOM THREE

8' 5" x 7' 3" (2.57m x 2.21m) Window and central heating radiator.

BATHROOM

Three piece suite comprising of bath with shower tap, hand wash basin and wc. Spot lights. Radiator.

EXTERIOR

Garden to front and garden to rear with decking, patio, green house and two sheds.



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
Very energy efficient - lower running costs (92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	

11 Green End
Clayton
Bradford
West Yorkshire
BD14 6BA

www.whitneys.co.uk
sales@whitneys.uk.com
01274880019

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.