

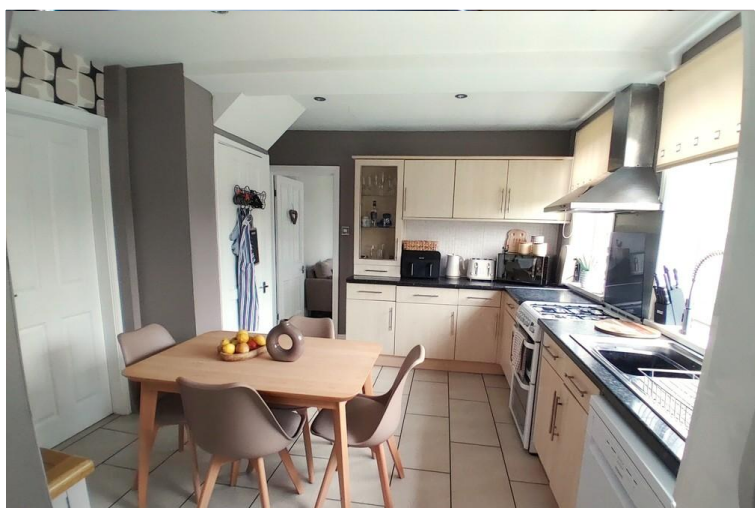


39 Westminster Gardens

- EXTENDED SEMI-DETACHED
- BEAUTIFULLY PRESENTED
- FIVE BEDROOMS
- GAS CENTRAL HEATING

Guide Price £299,950
EPC Rating '72'





Property Description

ENTRANCE HALL

Front entrance door leads into the hallway, with a central heating radiator and a staircase rising to the first floor landing.

The property provides spacious accommodation and is situated in the popular Village of Clayton and its many amenities including Schools, Shops and Bus Service, and would make an ideal Family Home. Internally the property comprises: Two main reception rooms, Dining Kitchen, Utility Room, Downstairs W.C. Four Double Bedrooms and One single Bedroom. En-Suite to the Master Bedroom. The South facing Garden to the rear is enclosed and private with a patio area and lawn, perfect for a relaxing afternoon in the sun. There is also a brick built garden shed/ workshop which can have a multitude of uses. Gated access from the rear Garden onto public footpath and fields. Integral Garage.

The home is well presented throughout and must be viewed to appreciate what this property offers !



LIVING ROOM

14' 07" x 10' 8" (4.44m x 3.25m) A bay window to the front elevation, gas fire with surround and a central heating radiator.

SECOND RECEPTION

10' 8" x 10' 8" (3.25m x 3.25m) Patio doors leading out to the rear garden with further access out to the fields. A gas fire with hearth and a central heating radiator.

DINING KITCHEN

13' 0" x 10' 10" (3.96m x 3.3m) Matching Wall and Base units in a wood finish with complimentary work tops and inset stainless steel sink and drainer. Plumbing for dishwasher. Gas cooker point with extractor above, Central heating radiator. Door to Utility Room, door to understairs storage and door to integral garage. Two windows to the rear elevations.

INTEGRAL GARAGE

With heating, light and power and roller shutter door. Two windows.

UTILITY ROOM

7' 4" x 5' 1" (2.24m x 1.55m) Having a worktop, stainless steel sink and drainer with wood finish units, Tiled floor, plumbing for washing machine, and ventilated for Tumble Dryer. Window to the rear and door to the side patio area.

DOWNSTAIRS W.C.

W.C. and Wash Hand Basin

FIRST FLOOR

LANDING

Provides access to the loft and storage. Natural light from Velux window above.

MASTER BEDROOM

14' 11" x 11' 1" (4.55m x 3.38m) A bay window to the front elevation and central heating radiator.

BEDROOM TWO

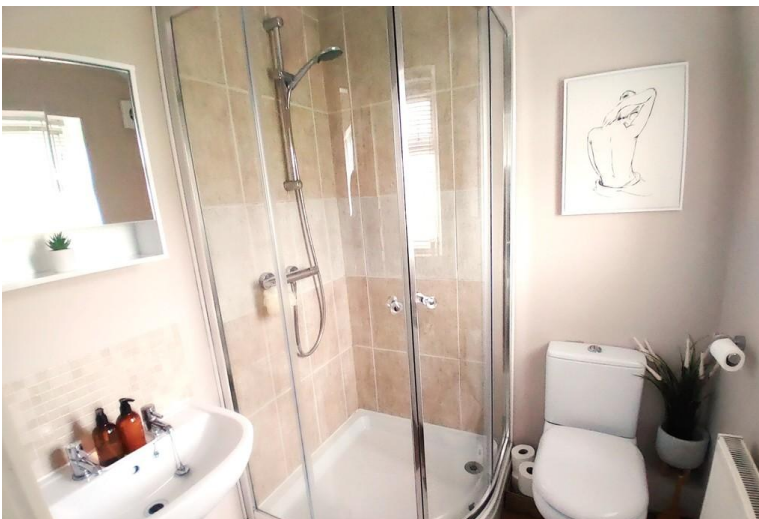
12' 0" x 12' 0" (3.66m x 3.66m) Window to the rear with fabulous views ! En-suite with Shower with radiator. Fully Fitted Wardrobes. Central heating radiator.

EN-SUITE

Shower cubicle, WC and Wash hand basin. Window and Central Heating Radiator.

BEDROOM THREE

10' 6" x 9' 5" (3.2m x 2.87m) Window to the rear with fabulous views! Fitted Wardrobe. Central heating radiator.





BEDROOM FOUR

15' 2" x 7' 7" (4.62m x 2.31m) Window to the front, laminate flooring and a Central heating radiator.

BEDROOM FIVE/STUDY

6' 9" x 4' 11" (2.06m x 1.5m) Single Bedroom with window to the front elevation and a Central Heating Radiator.

BATHROOM

With Bath with shower over, Wash Hand Basin and WC. Partly tiled, Central Heating Radiator and window to the front elevation.

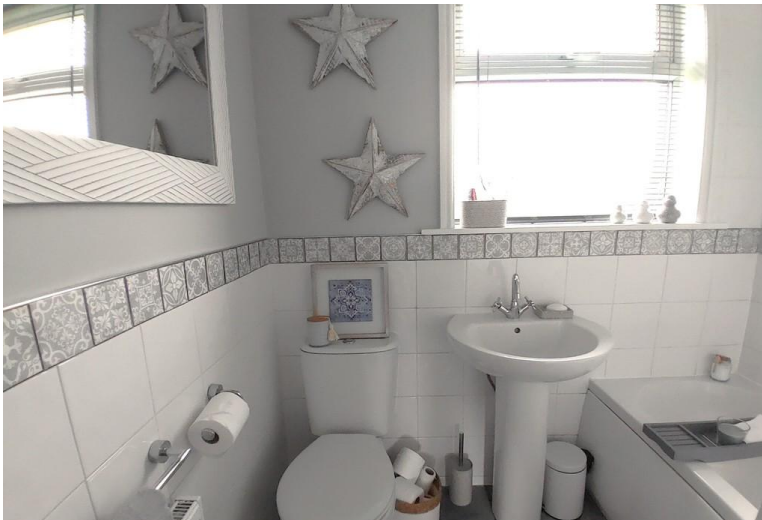
EXTERIOR

To the front is laid to lawn, flowers and shrub borders and a driveway providing off road parking, leading to Single Garage.

The rear is private and enclosed, mainly laid to lawn with a patio area and Brick built Garden shed/workshop.



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		
(81-91)	B		83
(69-80)	C	72	
(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