

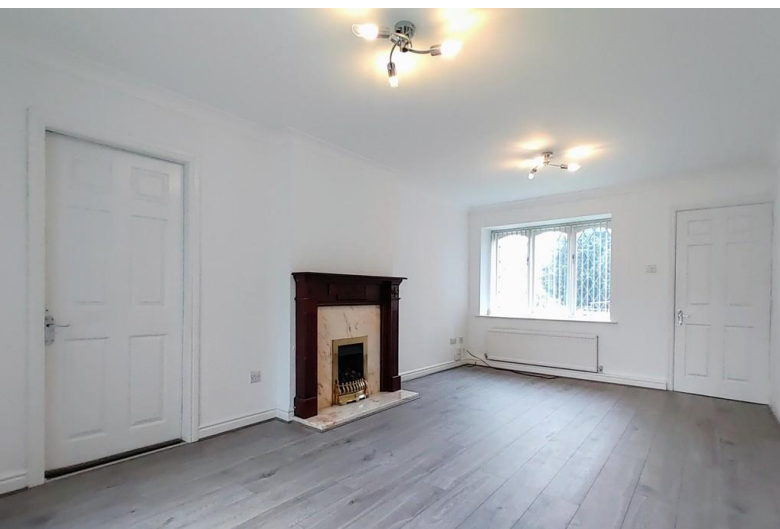


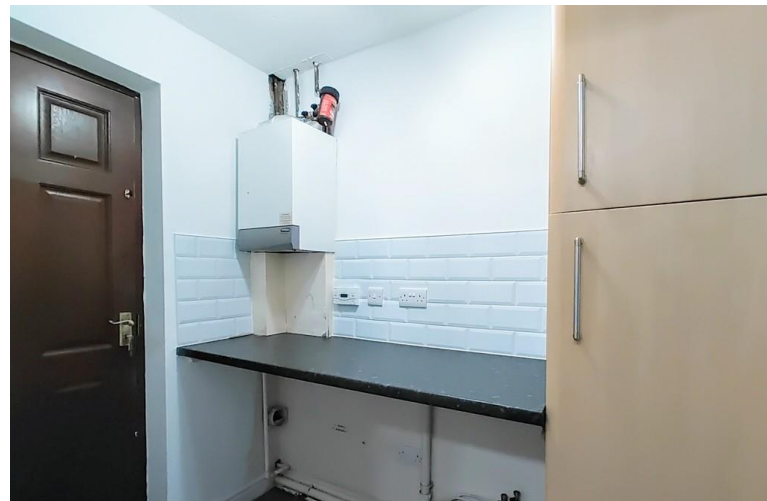
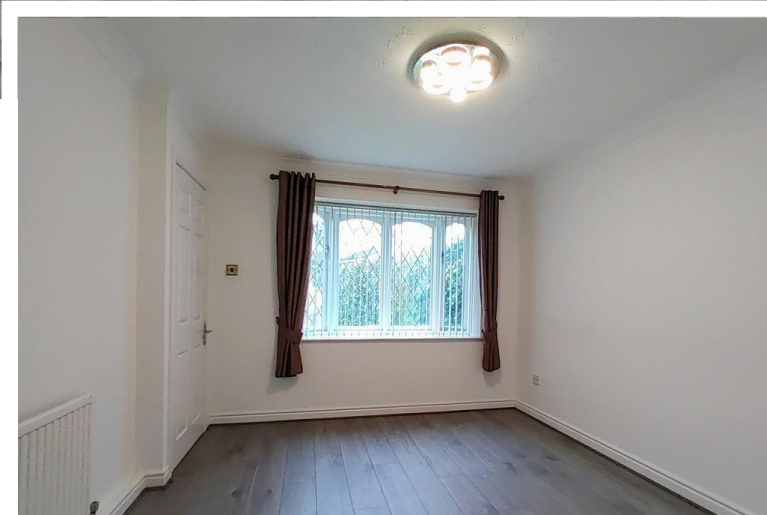
1 Penny Hill Drive

- FOUR BEDROOM DETACHED
- TWO/THREE RECEPTION ROOMS
- GAS CENTRAL HEATING
- DOUBLE GLAZING

£280,000

EPC Rating '64'





Property Description

**** SPACIOUS FOUR BEDROOM DETACHED ** TWO RECEPTION ROOMS PLUS CONVERTED DOUBLE GARAGE ** EX-SHOWHOUSE ** CORNER PLOT ****
This good-sized detached property in BD14 is set on a large corner plot and offers gardens to three sides, driveway for 2-3 cars and a good degree of privacy. The attached double garage has been converted and offers further potential. Located in the popular village of Clayton, with a bus stop a few minutes walk away, within catchment for local schools and a few minutes drive from Quora Retail Park. Briefly comprising of: Entrance Hall, Lounge, Dining Room, Utility Room, Kitchen, WC, converted Garage, four first floor Bedrooms, Ensuite and a family Bathroom. Gardens and off-road parking.

ENTRANCE HALL

The front entrance door leads into a hallway with stairs off to the first floor and doors to the lounge and dining room. Central heating radiator.

LOUNGE

18' 1" x 10' 9" (5.51m x 3.28m) Bay window to the



front elevation and sliding patio doors to the rear garden. Adam style fireplace with marble inlay and a living flame gas fire, grey laminate flooring and two central heating radiators.

DINING ROOM

10' 9" x 10' 3" (3.28m x 3.12m) Bay window to the front elevation, grey laminate flooring and a central heating radiator.

KITCHEN

10' 7" x 8' 2" (3.23m x 2.49m) Fitted with wall and base units, laminated working surfaces and splashback wall tiling. Integrated electric oven, four ring gas hob and an extractor above. Stainless steel sink and drainer, a tiled floor and a window to the rear elevation.



UTILITY ROOM

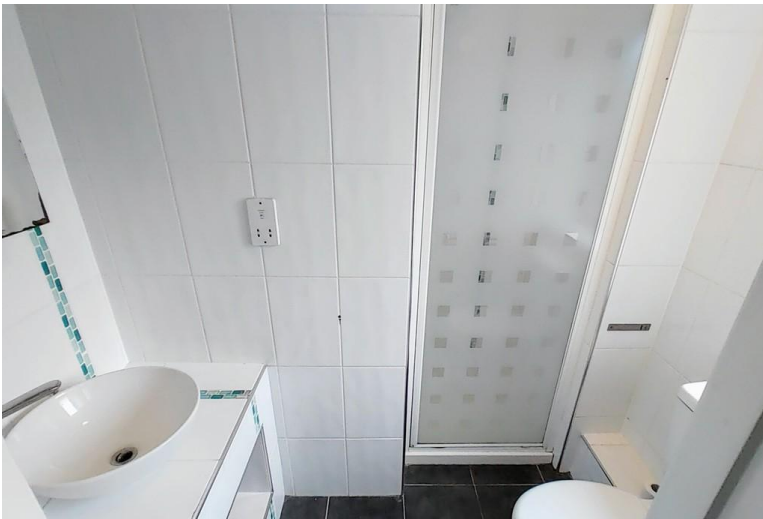
6' 9" x 4' 9" (2.06m x 1.45m) Exterior door to the rear garden, central heating boiler, work surface with washing machine plumbing below and a fitted larder unit.

WC

Ground floor WC, handwash basin, tiled floor and a central heating radiator.

CONVERTED GARAGE

16' 1" x 15' 9" (4.9m x 4.8m) Windows to the front and rear. Patio doors leading to the rear garden and a central heating radiator.



FIRST FLOOR

Landing area with access to the loft space and doors off to the bedrooms & bathroom.

BEDROOM ONE

12' 6" x 10' 3" (3.81m x 3.12m) Two large free-standing wardrobes with sliding doors, window to the front elevation and a central heating radiator.

ENSUITE

A fully tiled shower room comprising of a shower cubicle with a mains powered shower, WC and a bowl style washbasin with a mixer tap. Window to the front elevation and a chrome heated towel rail.



BEDROOM TWO

11' 1" x 8' 10" (3.38m x 2.69m) Fitted double wardrobe, airing cupboard and a large freestanding wardrobe with sliding doors. Window to the front elevation and a central heating radiator.

BEDROOM THREE

8' 10" x 8' 9" (2.69m x 2.67m) Fitted double wardrobe, drawers and a dressing table. Window to the rear elevation and a central heating radiator.

BEDROOM FOUR



8' 9" x 8' 1" (2.67m x 2.46m) Window to the rear elevation and a central heating radiator.

BATHROOM

A fully tiled family bathroom comprising of a panelled bath with shower tap attachment, pedestal washbasin and a WC. Tiled floor, window to the rear elevation and a chrome heated towel rail.

EXTERNAL

To the rear of the property is an enclosed garden with a paved patio seating area, lawn, decking, flowerbeds and mature shrubs and trees. A gate to the side leads to a tarmac driveway for 2-3 cars and open plan gardens lead down the side and wrap around to the front. Mainly laid to lawn with mature shrubs and hedging.



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.



FOR ILLUSTRATION PURPOSES ONLY

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D	64	
(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