

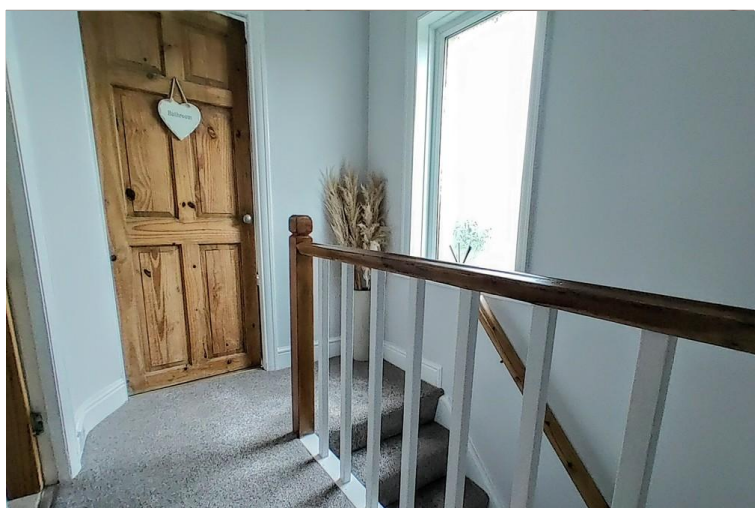
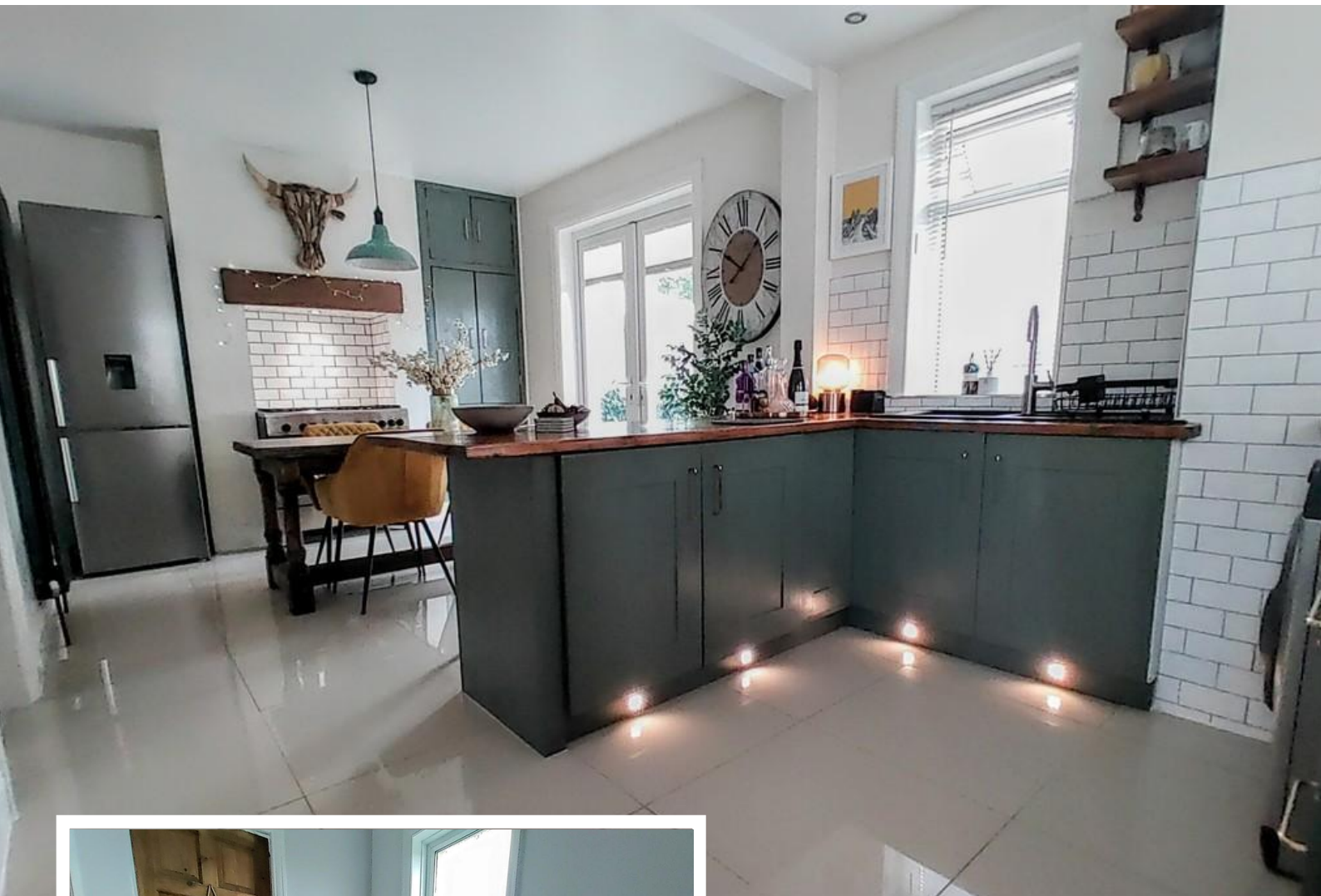


14 Westminster Avenue

- THREE BED SEMI-DETACHED
- POPULAR LOCATION
- LARGE DRIVEWAY
- DETACHED GARAGE

Offers Over £230,000
EPC Rating 'TBC'





Property Description

DESCRIPTION

****WELL PRESENTED THREE BED SEMI DETACHED****
****NO CHAIN** **POPULAR LOCATION** **LARGE DRIVE PLUS GARAGE**** This well presented semi-detached property in Clayton offers spacious accommodation, gardens to the front and rear, a large driveway for multiple vehicles, and a detached garage! This ideal family home is set in the sought after location just off The Avenue in Clayton. The property briefly comprises of: Living room, large dining kitchen, family bathroom, two double bedrooms, and one smaller bedroom, gardens to the front and rear, large driveway plus detached garage! The cooker, log burner, and some blinds will also be included in the sale. Early viewing advised!

LIVING ROOM

11' 3" x 13' 3" (3.43m x 4.04m) Recently installed dual fuel log burner, UPVC bay window to the front elevation, new central heating radiator.

KITCHEN/DINER

18' 6" x 10' 5" (5.64m x 3.18m) A superb kitchen



space with modern oak effect work tops and fitted units, splashback wall tiling. Gas hob and cooker, sink and drainer, recently fitted tiled flooring, recently serviced boiler. Walk in pantry perfect for additional storage. Small window to the rear elevation, and a second window to the side elevation. Patio doors leading out onto the decking area of the rear garden. UPVC door leading to the front of the property.

FIRST FLOOR

Landing area with access to all three bedrooms and bathroom

BATHROOM

7' 0" x 6' 2" (2.13m x 1.88m) Modern three piece suite including; WC, wash hand basin, bath with overhead shower. Window to the rear elevation

BEDROOM ONE

10' 8" x 11' 4" (3.25m x 3.45m) Double bedroom with built in wardrobe/cupboards, central heating radiator, and window to the front elevation

BEDROOM TWO

10' 4" x 9' 8" (3.15m x 2.95m) Double bedroom with storage cupboards, central heating radiator, window to the rear elevation. Access to the loft via bedroom two

LOFT

Access is via drop down ladders in bedroom two. Fully boarded and electrics fitted

BEDROOM THREE

5' 4" x 7' 0" (1.63m x 2.13m) Small bedroom currently being used as an office/study room with a window to the front elevation and central heating radiator

EXTERNAL

Large driveway for 6+ vehicles and a detached garage. Enclosed lawn to the front of the property, and a spacious garden to the rear. Stairs leading to the decking area with patio doors into the kitchen/diner. Lawned grass area with a small stoned sitting area at the end of the garden.



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.



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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