

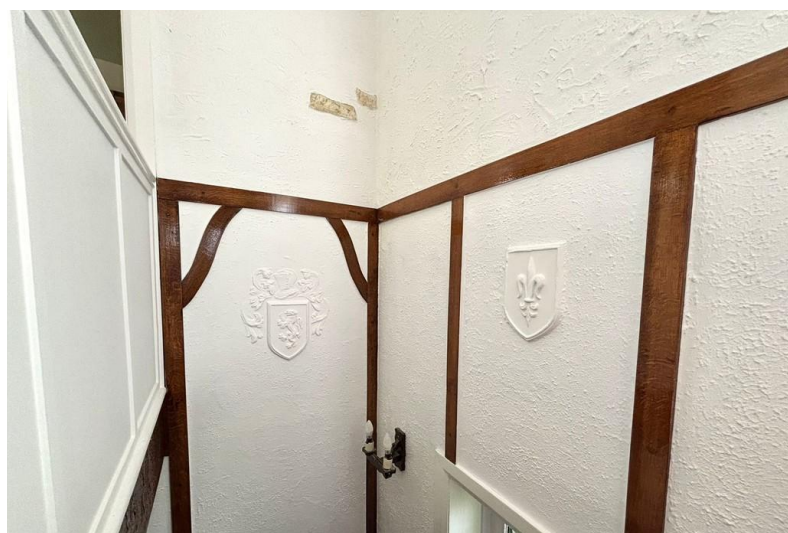


[www.whitneys.co.uk](http://www.whitneys.co.uk)

## 1 Greenside

- THREE BED LINK DETACHED
- CHARACTER FEATURES
- NO CHAIN
- POPULAR LOCATION

**Offers In Region Of £320,000**  
EPC Rating '58'







## Property Description

### DESCRIPTION

Whitney's are excited to offer this no chain, three bedroom link detached property to the market. With character features situated in a quiet backwater in the heart of Clayton Village, yet close to all amenities. This property briefly comprising of an impressive hallway, living room with feature stone wall, modern fitted kitchen, three good sized bedrooms, fully tiled bathroom with large walk in shower, beautiful gardens to the front and the rear and garage with parking. Viewing is a must at this amazing property.

### ENTRANCE HALL

Enter via front elevation into the impressive entrance hall. With the stairs straight ahead, lounge to your left, and dining room to your right.

### LOUNGE

14' 5" x 10' 2" (4.39m x 3.1m) Spacious lounge with feature stone wall, gas fireplace, wooden book shelves, central heating radiator, and a window to the front elevation





#### DINING ROOM

14' 8" x 10' 2" (4.47m x 3.1m) With numerous character features, wooden beams, gas fireplace, central heating radiator and windows to both the front and rear elevation!

#### KITCHEN

14' 6" x 7' 8" (4.42m x 2.34m) With wall and base units, integrated electric cooker and hob with extractor fan, stainless steel sink and drainer, central heating radiator and window to the front elevation and a second window to the side elevation. Access door to the rear garden



#### BEDROOM ONE

12' 7" x 11' 1" (3.84m x 3.38m) Double bedroom with fitted wardrobes, central heating radiator and a window to the front elevation

#### BATHROOM

8' 4" x 5' 10" (2.54m x 1.78m) Fully tiled bathroom with three piece suite comprising of: large walk-in shower, WC, and handwash basin

#### BEDROOM TWO

10' 11" x 8' 8" (3.33m x 2.64m) Double room with a window to the front elevation and central heating radiator



#### BEDROOM THREE

13' 10" x 8' 9" (4.22m x 2.67m) Double room with a window to the front elevation, and a smaller window to the side elevation. Central heating radiator

#### EXTERNAL

The property has a single garage to the front granting access to beautiful gardens to the front and back of the of the property. you can also access the rear garden via front of property through a side ginnel. To the side of property there is also an outbuilding, perfect for storage.







## 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+) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>		
(55-68) <b>D</b>	58	
(39-54) <b>E</b>		
(21-38) <b>F</b>		

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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