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1 Ormonde Drive

- END TOWNHOUSE
- EX LOCAL AUTHORITY
- TWO BEDROOMS
- PLANNING PERMISSION

Offers In Excess Of £175,000

EPC Rating '71'





Property Description

DESCRIPTION

****TWO BED END TOWN HOUSE** **IDEAL FOR INVESTORS** **PLANNING PERMISSION TO BUILD AN ATTACHED DWELLING**** This end ex local authority TOWN HOUSE would make an ideal investment property. With planning permission to build an attached dwelling, this property has lots of potential. The property is well placed for many of the amenities Allerton has to offer which include schools, shops, public transport links and commute to neighbouring towns and villages. **BOOK YOUR VIEWING TODAY.**

Briefly comprising of two bedrooms, plus additional attic space, lounge and dining kitchen.

The garden space to the side has been granted full planning permission (PERMISSION NUMBER 22/01038/FUL) to build a two bedroom house, creating an additional investment opportunity OR potential to extend the original dwelling to make a large family home (subject to approval of changing plans).



ENTRANCE

Leading into hall

LOUNGE

14' 5" x 12' 11" (4.39m x 3.94m) Feature fireplace

DINING KITCHEN

12' 0" x 8' 10" (3.66m x 2.69m) Fitted kitchen with a selection of wall and base units, worktops, sink and drainer, oven, hob and extractor, plumbing for washer

REAR VESTIBULE

Large area that has been recently replastered with window to the side elevation and door to the rear. Power and light



FIRST FLOOR

Landing area with enclosed stairs leading to attic

BEDROOM ONE

10' 9" x 10' 4" (3.28m x 3.15m)

BEDROOM TWO

12' 4" x 10' 9" (3.76m x 3.28m)

BATHROOM

7' 4" x 5' 7" (2.24m x 1.7m) Three piece family bathroom



ATTIC ROOM

17' 8" x 10' 10" (5.38m x 3.3m) Average with sloping ceiling, Gable end window, fully decorated with power and light

EXTERNAL

Gardens to three sides with planning permission attached





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.



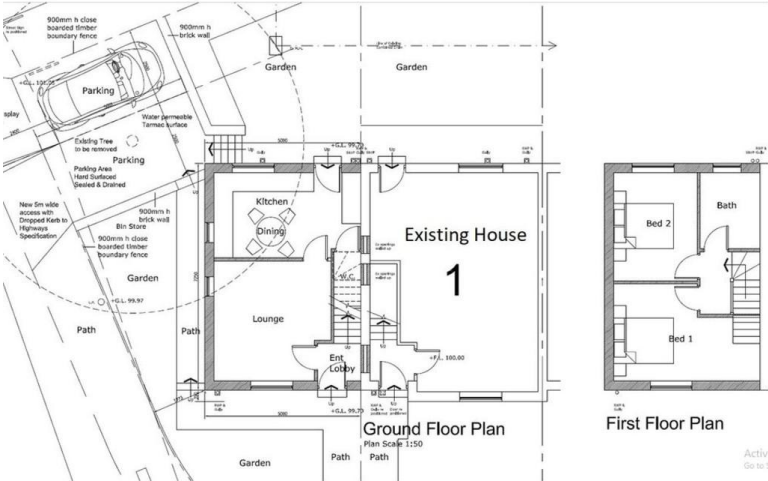
VALUATION: If you are thinking of selling your home, why not contact one of our offices now for a FREE VALUATION strictly without any obligation. Contact us on Bradford (01274) 880019.

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		86
(69-80) C	71	
(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