

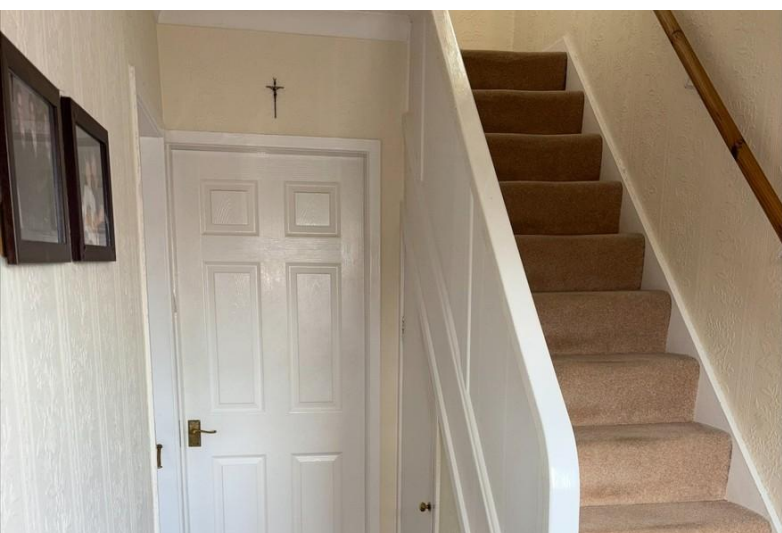


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**10 Woodvale Way**

- IDEAL FAMILY HOME
- FRONT & REAR GARDENS
- FOUR BEDROOM SEMI-DETACHED
- SPACIOUS DINING ROOM

**Asking Price Of £275,000**  
EPC Rating 'D'







## Property Description

### DESCRIPTION

We are excited to market this beautiful 4 bed semi detached property on the much Sought after Woodvale Way. Located with access to the motorway and with multiple schools within walking distance, this home would be ideal for a growing family. The main features are a large kitchen diner, conservatory, lounge, downstairs WC and a beautiful landscaped garden. We anticipate lots of interest for this property so call our Sales Team today on 01274 880019 to arrange a viewing.

### ENTRANCE HALL

10' 4" x 11' 7" (3.15m x 3.53m) An open, bright and airy L-shaped hallway which provides access to the house from the front door. Consists of window to the front, two radiators and under stairs storage.

### LOUNGE/DINER

12' 0" x 25' 5" (3.66m x 7.75m) The lounge has a fantastic large bay window to the front and is spacious throughout leading to a dining area to the rear. The room consists of an electric fireplace, a





hatch connecting to the kitchen, and two central heating radiators. This room also grants access to the conservatory.

#### KITCHEN/DINER

19' 3" x 8' 5" (5.87m x 2.57m) The spacious kitchen diner boasts a range of base and wall units finished in white with half tiled walls and laminate wood flooring. The space comfortably holds a 6 person dining table and has plenty of floor space to rearrange to your taste.

#### WC

3' 2" x 6' 6" (0.97m x 1.98m) The downstairs toilet which benefits from a fully tiled floor with half tiled walls. Light and bright window to the front. Consists of a hand wash basin, WC and central heating radiator.

#### BEDROOM/STUDY

10' 2" x 9' 7" (3.1m x 2.92m) This is an ideal space for anyone who works from home or would benefit from a spare room. It is neutrally decorated and ready for you to put your stamp on it.

#### MASTER BEDROOM

15' 1" x 10' 8" (4.6m x 3.25m) The master bedroom has a large bay window offering ample amounts of natural light. The bedroom consists of full size built in wardrobes along with overbed storage units and gas central heating.

#### BEDROOM TWO

10' 7" x 10' 3" (3.23m x 3.12m) The second bedroom has built in fitted wardrobes with overbed storage. Window to the rear offers a lot of natural light and a central heating radiator.

#### BEDROOM THREE

7' 8" x 7' 9" (2.34m x 2.36m) This room comfortably fits a double bed, chest of drawers and is light, bright and airy.

#### FAMILY BATHROOM

5' 5" x 8' 5" (1.65m x 2.57m) The 3 piece family bathroom features a jacuzzi bath with shower over head, handwash basin and WC. Fully tiled walls and floor with a heated towel rail.

#### CONSERVATORY

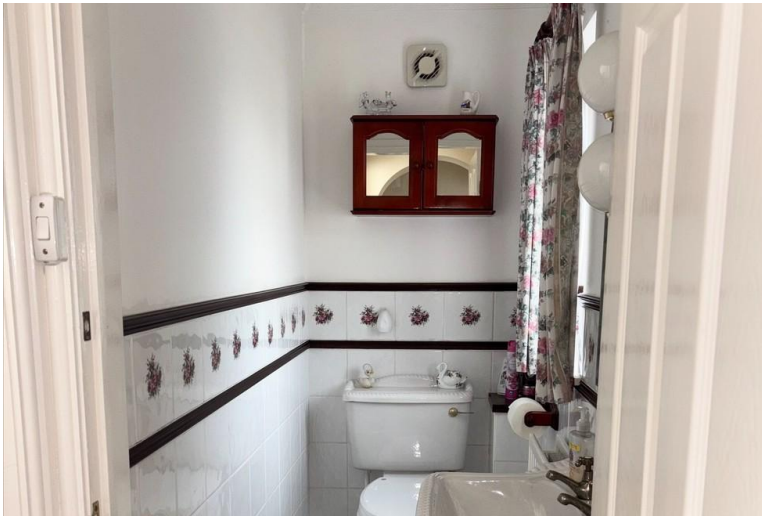
The conservatory is great for hosting parties or entertaining family. It comfortably holds a large L shaped sofa but would accommodate a variety of furniture options making this a fantastic additional room.

#### LOFT

The loft is boarded with ladders for easy access. There is ample space for the new owners to use for







storage or consider planning permission for a potential conversion (Planning permission permitted).

#### GARDEN

The garden, which has three sides, to the back of the house is enclosed and perfect for anyone with children or pets, it also has a shed which is great for storage. You can access the garden via the gate or the conservatory.

#### GARAGE

The garage is located in the back garden and in front has a driveway for 1/2 cars.



#### DIRECTIONS:

#### PURCHASE DETAILS:

*Please note that the services & appliances have not been tested & the property is sold on that basis.*



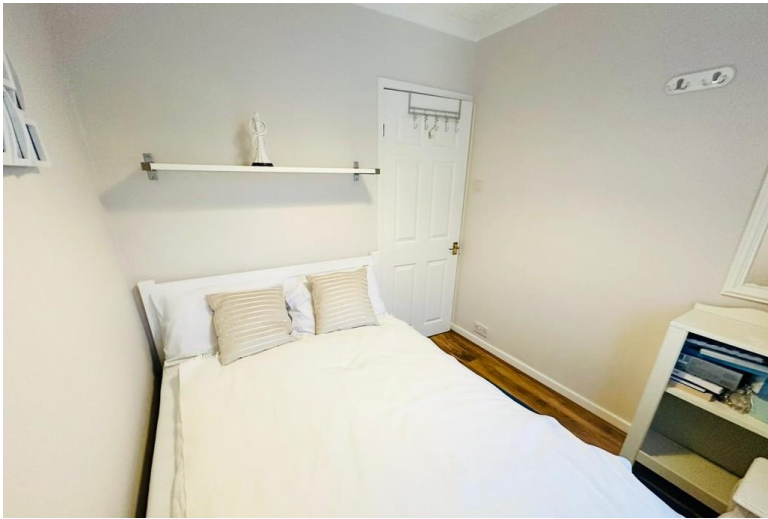
Once you are interested in purchasing this property, ideally call in person or telephone this office to discuss your offer, we would suggest that this is done before contacting a bank, building society or solicitor as any delay could result in the property being sold to someone else and any survey and 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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