

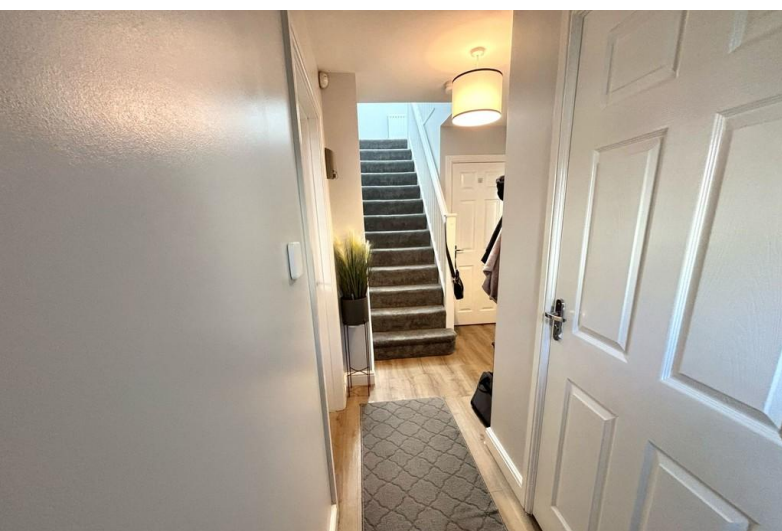


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## 33 Woodsley Fold

- 3 BED DETACHED
- SPACIOUS GARDEN
- AMAZING VIEWS
- ENSUITE

**Offers In Region Of £310,000**  
EPC Rating '78'







## Property Description

### DESCRIPTION

Whitney's are pleased to bring to the market this stunning well presented three bedroom detached property situated in Thornton. The perfect family home which has been modernised throughout and comprises of three bedrooms one with ensuite and walk in wardrobe, family bathroom, downstairs WC, living room, kitchen diner with utility area and the most beautiful garden, perfect for hosting.

### ENTRANCE HALL

6' 10" x 9' 0" (2.08m x 2.74m) Light and airy hallway that is decorated neutrally throughout and gives you access to the downstairs WC, living room, kitchen area, storage cupboard and stairs to the second floor.

### LIVING ROOM

10' 02" x 19' 11" (3.1m x 6.07m) A great size living room which is neutrally decorated. There are two windows to the front of the house and double French doors leading onto the back garden. This room also consists of two central heating radiators.







#### KITCHEN/DINER

19' 11" x 17' 00" (6.07m x 5.18m) A great size kitchen/diner with a separate utility area that has two windows to the front and double French doors leading to the back garden which offers stunning views. The kitchen has a range of modern wall and base units with a built in cooker, gas hob and extractor fan. The room also consists of a central heating radiator.

#### HALLWAY

14' 5" x 6' 4" (4.39m x 1.93m) Offering access to the upstairs bedrooms, family bathroom and access to the loft. The hallway also has a window to the rear and a central heating radiator.



#### MASTER BEDROOM

17' 09" x 11' 09" (5.41m x 3.58m) The first thing to catch your eye in the master bedroom is the panelled wood feature wall behind the bed. There are two windows to the front offering a good amount of natural light into the room. This room also has its own walk in wardrobe and ensuite bathroom which is a perfect addition in any family home. The bedroom also offers a central heating radiator.

#### ENSUITE

4' 5" x 7' 0" (1.35m x 2.13m) The ensuite bathroom which has been decorated to a high standard is fully tiled and fitted with a three piece suite consisting of a WC, hand wash basin and a shower. There is a window to the side and also a heated towel rail.



#### BEDROOM TWO

10' 5" x 10' 4" (3.18m x 3.15m) Double bedroom with plenty of space for free standing furniture or built in wardrobes. Window to the rear with stunning views and a central heating radiator.

#### BEDROOM

9' 1" x 9' 8" (2.77m x 2.95m) Double bedroom with plenty of space for free standing furniture or built in wardrobes. Window to the front and a central heating radiator.



#### BATHROOM

5' 5" x 7' 8" (1.65m x 2.34m) The family bathroom is fully tiled and has been fitted with a modern three piece suite consisting of a WC, hand wash basin and a bath with showerhead. The bathroom also consists of a heated towel rail and a window to the rear.

#### 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.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		88
(69-80) <b>C</b>	78	
(55-68) <b>D</b>		
(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