



**46 Blackberry Way**

- FOUR BEDROOM DETACHED
- PRIVATE ROAD
- CLOSE TO CLAYTON VILLAGE
- IDEAL FAMILY HOME

**Asking Price Of £325,000**  
EPC Rating 'TBC'







## Property Description

### DESCRIPTION

Whitney's are excited to bring to the market this stunning four bedroom detached property which is the ideal family home. Situated in Clayton this home offers space for a growing family and enjoys a quiet position with a good-sized garden, garage and off road parking. This house comprises of four good size bedrooms, one with an ensuite, family bathroom, dining room, living room, kitchen and a downstairs WC. Viewing is strongly advised for this property.

### HALLWAY

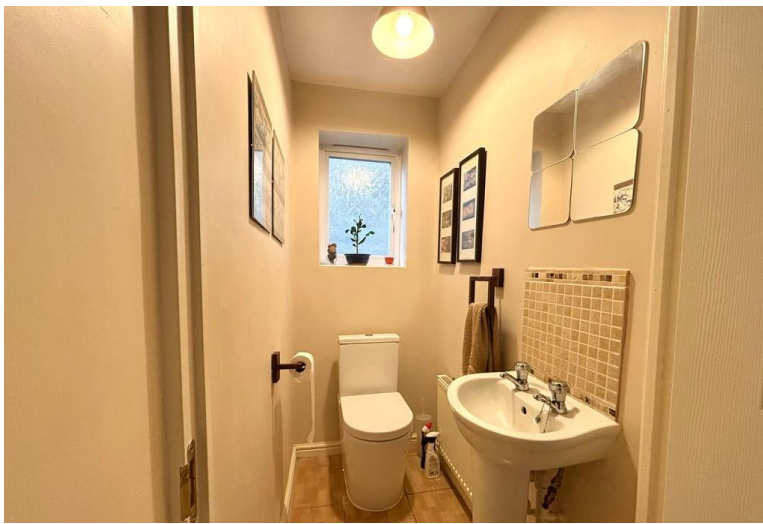
14' 8" x 9' 2" (4.47m x 2.79m) As you enter the house through the front door you walk into a beautifully neutrally decorated hallway which offers access to the dining room, kitchen, living room, toilet and garage access from inside the house. The hallway consists of tiled floor throughout and central heating radiator.

### LOUNGE

13' 10" x 14' 1" (4.22m x 4.29m) The lounge offers a







cosy and spacious space to relax and unwind after a long day. Ample amounts of natural light comes through the double French doors and windows to the rear. The room is delightfully decorated with neutral walls and carpets and also comprises of an electric feature fireplace and central heating radiators.

#### KITCHEN

8' 6" x 15' 2" (2.59m x 4.62m) A good-sized kitchen space with integrated gas hob and cooker plus extractor fan, a range of neutral wall and base units, breakfast bar and tiled flooring throughout. The kitchen also comprises of double French doors leading to rear garden.



#### DOWNSTAIRS WC

3' 1" x 4' 10" (0.94m x 1.47m) Downstairs toilet which is the perfect addition to any family home. The room consists of a WC, hand wash basin, window to the side, central heating radiator and tiled floor throughout.

#### DINING ROOM

8' 05" x 13' 04" (2.57m x 4.06m) A spacious dining room with a large bay window to the front and central heating radiator.

#### LANDING

12' 0" x 5' 10" (3.66m x 1.78m) Light and airy hallway allowing access to bedrooms, family bathroom and loft which is part boarded. There is also a airing cupboard and storage room.



#### MASTER BEDROOM

14' 6" x 10' 1" (4.42m x 3.07m) A great size double bedroom with and ensuite bathroom. The bedroom consists of a window to the front and a central heating radiator.

#### ENSUITE

4' 08" x 4' 03" (1.42m x 1.3m) Ensuite bathroom which consists of a WC, handwash basin and shower. Partly tiled bathroom with a central heating radiator and boasts of a window to the side.

#### BEDROOM THREE

11' 11" x 8' 6" (3.63m x 2.59m) This double bedroom consists of a window to the rear and central heating radiator.

#### BEDROOM FOUR

11' 0" x 8' 3" (3.35m x 2.51m) This double bedroom consists of a window to the rear and central heating radiator currently used as an office and would be great for anyone who works from home.

#### BEDROOM TWO

13' x 8' 3" This double bedroom consists of a window to the front and central heating radiator.







#### BATHROOM

7' 5" x 5' 11" (2.26m x 1.8m) Family bathroom offering a three piece suite consisting of a wc, hand wash basin and bath with shower. The bathroom is partly tiled with a window to the rear and a central heating radiator.

#### GARDENS

To the rear, there is an imaginatively designed outdoor space with a raised planted section and a pebble garden, bordered by a large patio laid with Indian Flagstones, providing ample space for relaxation, barbecues etc. There is a recently installed shed with electric lights and sockets. To the front, there is an open plan garden on either side of the private drive and is laid to lawn with a planted border.

#### 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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