

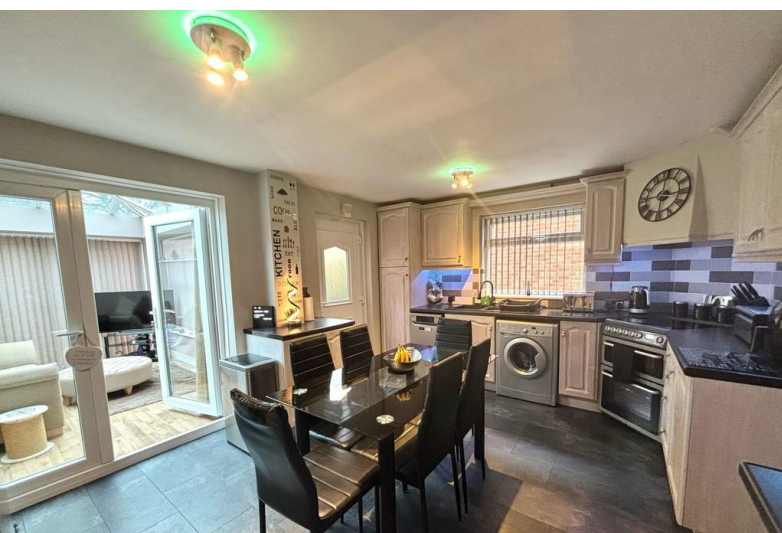


[www.whitneys.co.uk](http://www.whitneys.co.uk)

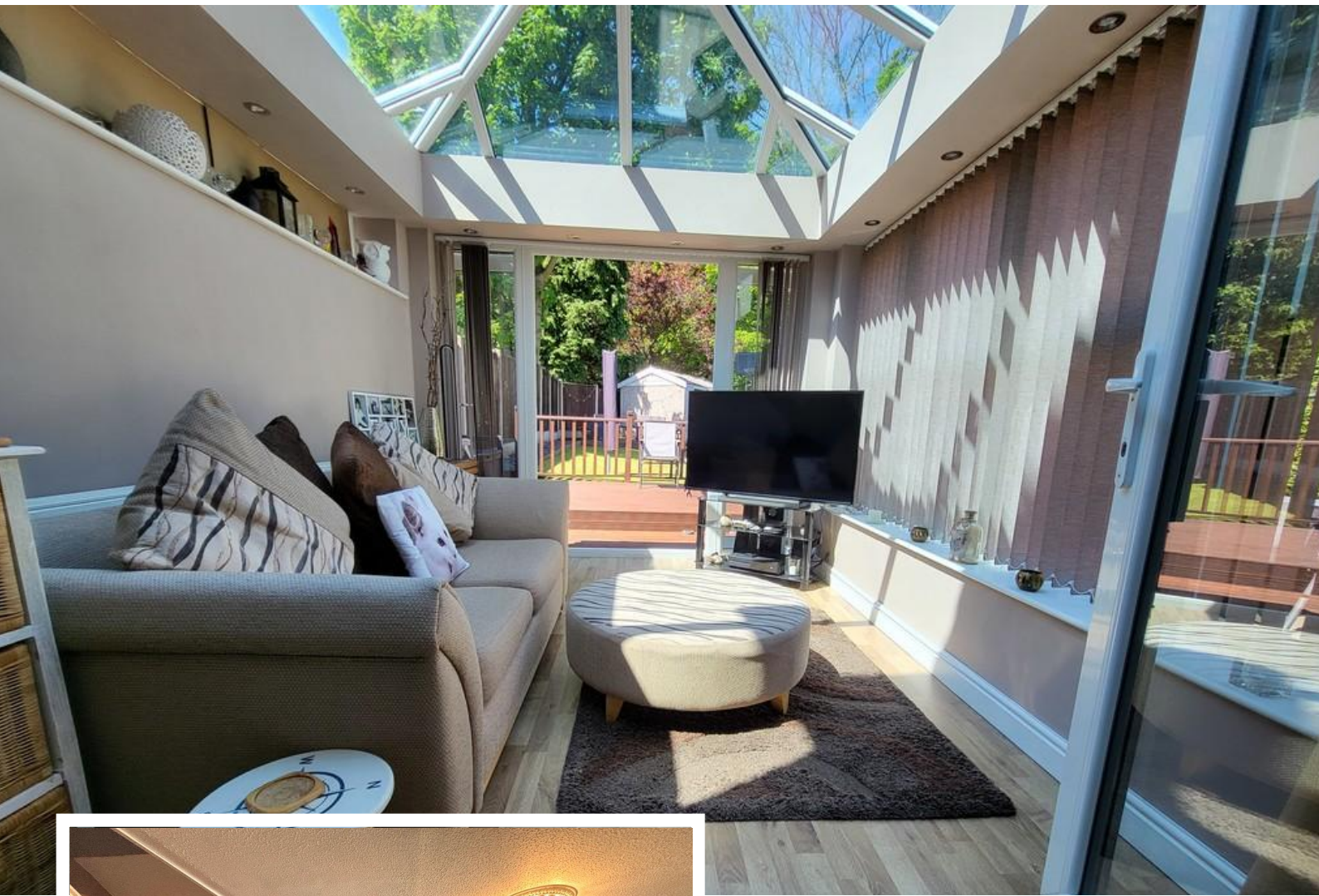
**232 Hunters Park Avenue**

- THREE BEDROOM DETACHED
- DRIVEWAY
- GARDENS TO THE FRONT AND REAR
- ORANGERY

**Offers In Region Of £245,000**  
EPC Rating 'TBC'







## Property Description

### DESCRIPTION

A must view three bedroom detached done to a high standard throughout offering ready to move into accommodation. Located in a sought after location close to local schools and amenities. Briefly comprises of kitchen, orangery, living room, three bedrooms and bathroom. Outside there is a large driveway with gardens to the front and a well maintained garden to the rear with ample amounts of space and a large shed with electrics.

### KITCHEN

11' 08" x 15' 03" (3.56m x 4.65m) The kitchen is equipped with a variety of wall and base units, providing ample storage space. With a good size kitchen there is plenty of space for a dining table or stand alone island. The kitchen comprises of a window to the side and a door granting access to the back along with French doors leading to the orangery.

### ORANGERY

11' 04" x 8' 08" (3.45m x 2.64m) Stunning room





which offers ample amounts of natural light through the ceiling windows. There are French doors granting access to the kitchen and also French doors leading into the garden. This room is perfect for hosting guests or to unwind and relax after a long day.

#### LIVING ROOM

15' 03" x 14' 04" (4.65m x 4.37m) The living room has a large window to the front offering ample amounts of light and a door that grants access to the porch and front door. This room also comprises of a gas fire, central heating radiator and understairs storage.

#### HALLWAY

11' 05" x 6' 01" (3.48m x 1.85m) The hallway offers access to the first floor, the loft which is part boarded and also a storage cupboard.

#### MASTER BEDROOM

14' 04" x 9' 00" (4.37m x 2.74m) A good size bedroom that comprises of a large window to the front, central heating radiator and free standing modular wardrobes with overbed storage.

#### BEDROOM TWO

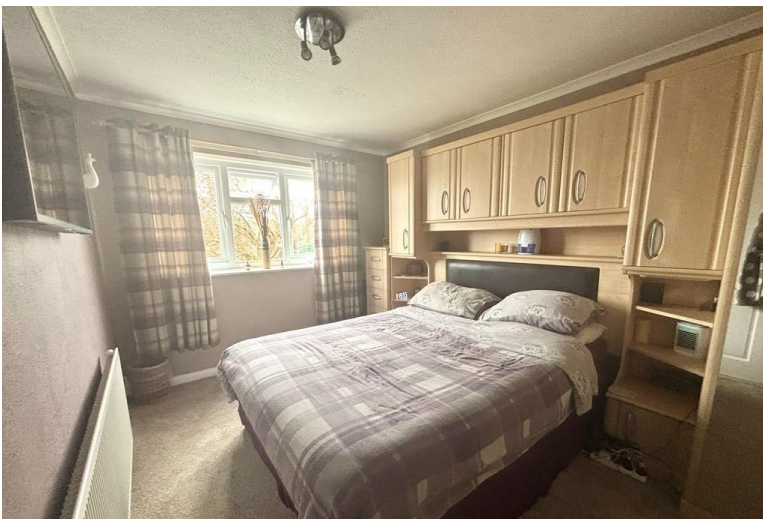
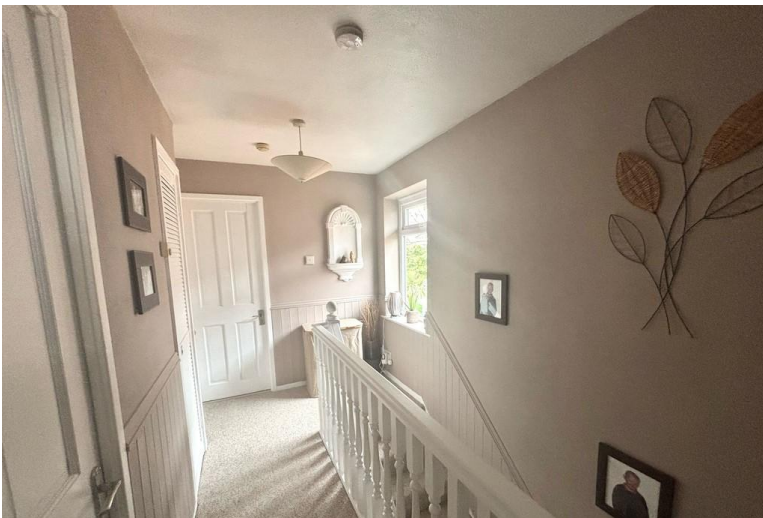
9' 08" x 8' 05" (2.95m x 2.57m) This bedroom comprises of a window to the rear, central heating radiator and free standing modular wardrobes .

#### BEDROOM THREE

6' 00" x 7' 07" (1.83m x 2.31m) This bedroom comprises of a window to the front and a central heating radiator. There is also a built in bed base with storage underneath.

#### BATHROOM

6' 09" x 6' 08" (2.06m x 2.03m) The family bathroom has a window to the rear and has been modernised throughout including laminate flooring with part tiled walls, a three piece suite comprising of a WC, hand wash basin, bath with shower and a heated towel rail.



#### 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.

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