

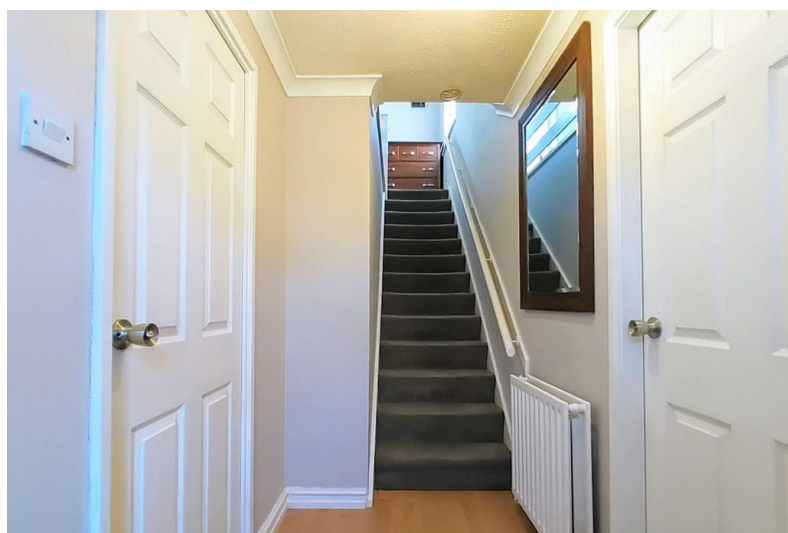


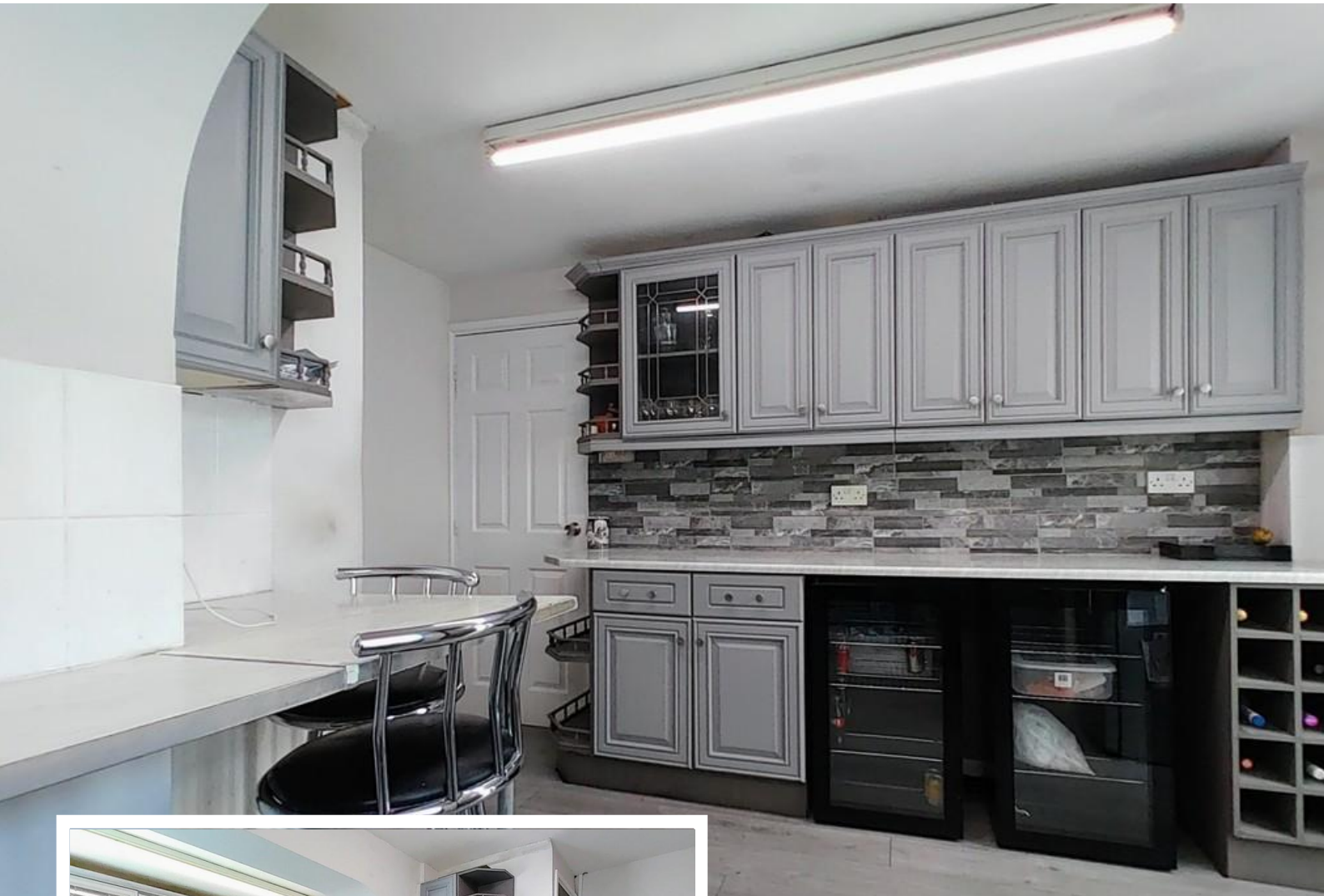
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132 Hunters Park Avenue

- THREE BEDROOM SEMI DETACHED
- OCCASIONAL ROOM
- AMAZING VIEWS
- IDEAL FAMILY HOME

Asking Price Of £230,000
EPC Rating '53'

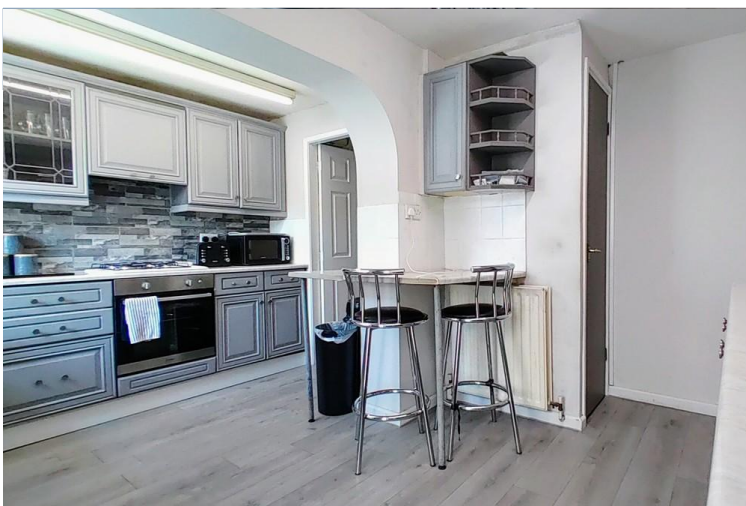




Property Description

DESCRIPTION

**** EXTENDED THREE TO FOUR BEDROOM SEMI-DETACHED ** POPULAR CLAYTON LOCATION ** OPEN OUTLOOK TO THE REAR ** WELL PRESENTED ** 26' LOUNGE ** CONSERVATORY **** This spacious family home boasts lovely rural views to the rear and a ground floor side extension that has created another reception room or a fourth bedroom and larger extended kitchen. Located in the popular area of Clayton, with local amenities and schools within easy reach. There may be potential to convert the loft-space and add dormer windows, as neighbouring properties have done. Further benefitting from not being overlooked to both the front and rear. This well maintained and much loved family home briefly comprises of: Entrance Hall, Lounge/Diner, Kitchen, Conservatory, ground floor Bedroom, three first floor Bedrooms and a family Bathroom. Gardens front & rear and off-road parking.





ENTRANCE HALL

A UPVC entrance door leads into the hallway with laminate flooring, stairs off to the first floor and doors to the living room and fourth bedroom.

LOUNGE/DINER

26' 10" x 10' 10" (8.18m x 3.3m) A large reception room with designated dining area and sliding patio door to the conservatory. There is a window to the front elevation, marble fireplace and two central heating radiators.

KITCHEN

13' 07" x 11' 09" (4.14m x 3.58m) Fitted with a good range of base and wall units, laminated working surfaces and splash-back wall tiling. Stainless steel one and a half bowl sink and drainer with mixer tap, integrated gas oven, gas hob and plumbing for a washing machine. There is a breakfast bar, door to the conservatory and a window to the rear elevation.

CONSERVATORY

09' 06" x 12' 05" (2.9m x 3.78m) White UPVC conservatory with laminate flooring and a central heating radiator. Double doors out to the rear garden.

BEDROOM/STUDY

16' 0" x 6' 03" (4.88m x 1.91m) A useful ground floor bedroom that could also be utilised as a home office, storage room or another reception room! Window to the front elevation, radiator and the central heating boiler.

HALLWAY

Landing area with a window to the side, airing cupboard and access to the loft space.

MASTER BEDROOM

14' 0" x 9' 02" (4.27m x 2.79m) Wall to wall fitted wardrobes and storage, window to the front elevation and a central heating radiator.

BEDROOM TWO

11' 08" x 9' 02" (3.56m x 2.79m) Window to the rear elevation and a central heating radiator.

BEDROOM THREE

8' 10" x 6' 01" (2.69m x 1.85m) Window to the front elevation plus a fitted wardrobe and open shelving.

BATHROOM

A fully tiled family bathroom comprising of a panelled bath with electric shower over, pedestal washbasin and WC. Window to the rear, laminate flooring and a central heating radiator.



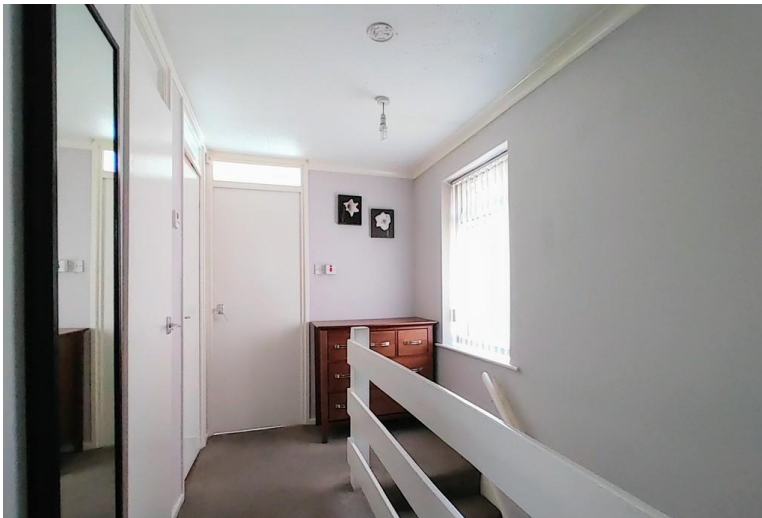


EXTERNAL

To the front of the property is an open-plan driveway, lawn area and mature hedging. To the rear is a low maintenance, fully paved garden that enjoys a good degree of privacy. The delightful patio seating area makes the most of the superb rural views and is real haven of tranquility!

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.

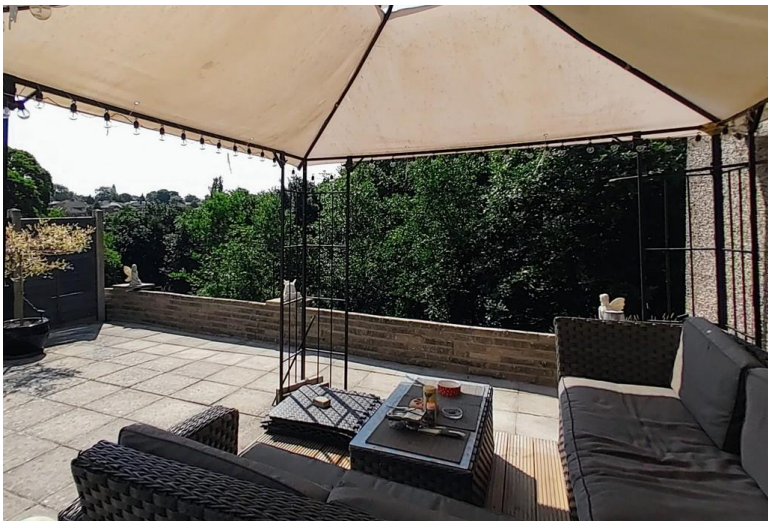
VALUATION: If you are thinking of selling your home, why not contact one of our offices now for a FREE VALUATION strictly without any obligation. Contact us on Bradford (01274) 880019.



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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		76
(55-68) D		
(39-54) E	53	
(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