



12 Westminster Crescent

- THREE BEDROOM END TERRACED
- SPACIOUS GARDEN
- DRIVEWAY
- GARAGE WITH WORKSHOP

Offers In Region Of £199,950
EPC Rating 'TBC'





Property Description

DESCRIPTION

Whitney's are excited to bring to the market this stunning three bedroom end terrace property which is the ideal family home or perfect home for down-sizers. 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 three bedrooms, family bathroom, dining room, living room, kitchen and a downstairs utility. There is also a large driveway where you can fit up to three cars and a good size garage with a workshop. Viewing is strongly advised for this property.

ENTRANCE HALL

3' 06" x 3' 09" (1.07m x 1.14m) As you enter through the front door the hall offers access to the living room and first floor with a central heating radiator and access to upstairs.

LIVING ROOM

12' 03" x 11' 10" (3.73m x 3.61m) The generous size living room has a large bay window to the front





offering ample amounts of natural light. There is a gas fire surrounded by a feature marble fire place and central heating radiator.

DINING ROOM

13' 05" x 8' 05" (4.09m x 2.57m) This room could be used as a dining room, separate occasional room or could be opened up to create an open plan kitchen/diner. This room comprises of a window to the back and a central heating radiator.

KITCHEN

11' 08" x 8' 07" (3.56m x 2.62m) A spacious kitchen that has a large window with stunning views to the rear and door leading to the utility room and back garden. The kitchen has a range of wooden wall and base units, central heating radiator and a pantry for extra storage.



UTILITY ROOM

8' 05" x 5' 04" (2.57m x 1.63m) The utility room has plumbing for a washer along with electrics and a central heating radiator. This room also grants access to the garden and has two windows to the back and side of the property.

BEDROOM ONE

11' 00" x 8' 03" (3.35m x 2.51m) Good size bedroom with a large window to the front, fitted wardrobes and central heating radiator.



BEDROOM TWO

10' 00" x 9' 02" (3.05m x 2.79m) Good size bedroom with a window to the rear, fitted wardrobes and central heating radiator. This bedroom also offers access to the loft.

BEDROOM THREE

5' 04" x 7' 02" (1.63m x 2.18m) Single bedroom with a window to the front and central heating radiator.

BATHROOM

5' 10" x 5' 05" (1.78m x 1.65m) The family bathroom is bright and airy with a window to the rear offering ample amounts of natural light. The bathroom is fully tiled with a three piece suite comprising of a wc, hand wash basin, bath with shower head and central heating radiator.



GARAGE

9' 06" x 16' 00" (2.9m x 4.88m) A fantastic size garage which would fit in a car and allow space for storage.

WORKSHOP

9' 06" x 9' 08" (2.9m x 2.95m) On the back of the garage there is a good size workshop which has two windows to the back and the side offering stunning views and lots of natural light.



DIRECTIONS:

PURCHASE DETAILS:

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



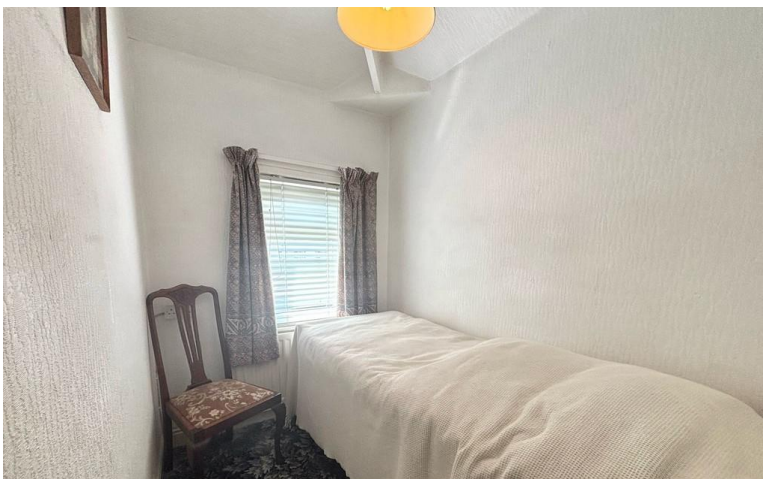
Once you are interested in purchasing this property, ideally call in person or telephone this office to discuss your offer, we would suggest that this is done before contacting a bank, building society or solicitor as any delay could result in the property being sold to someone else and any survey and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