

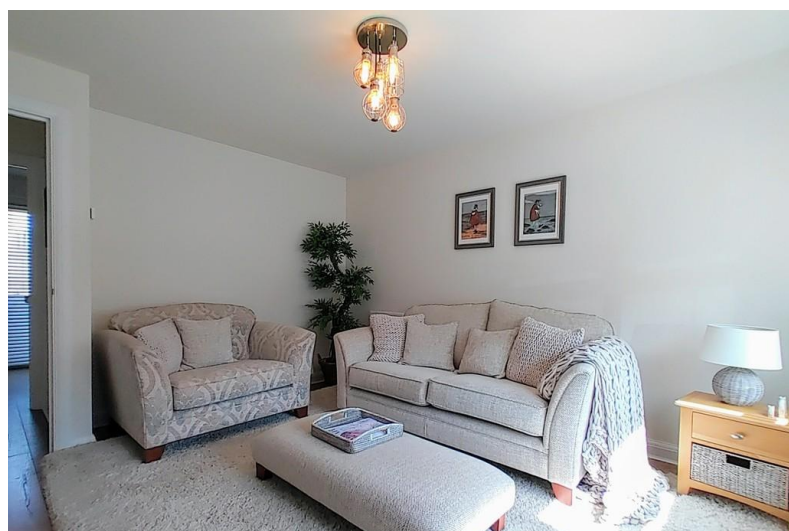


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**34 Westminster Avenue**

- TWO BEDROOM SEMI DETACHED
- GAS CENTRAL HEATING
- UPVC DOUBLE GLAZING
- QUALITY FIXTURES & FITTINGS

**Offers Over £199,950**  
EPC Rating 'TBC'







## Property Description

**\*\* MODERN TWO BEDROOM SEMI DETACHED \*\***  
**IMMACULATELY PRESENTED \*\* DOUBLE DRIVEWAY**  
**\*\* TWO DOUBLE BEDROOMS \*\* POPULAR**  
**DEVELOPMENT \*\*** This stunning semi-detached property in Clayton offers tastefully appointed accommodation, garden to the rear and a driveway for two cars. The property would be ideal for those down-sizing or looking for a property that is ready to move in. The property could be sold fully furnished if required, and briefly comprising of: Entrance Hall, Lounge, Kitchen-Diner, WC, first floor - two double Bedrooms & Bathroom. Early viewing is advised.

### ENTRANCE HALL

Stairs lead to the first floor and a door to the lounge.

### LOUNGE

13' 7" x 11' 5" (4.14m x 3.48m) Window to the front elevation and a central heating radiator.

### WC

Low flush WC, wash basin and a central heating radiator.



#### KITCHEN/DINER

14' 8" x 9' 10" (4.47m x 3m) A superb kitchen space with centre island and breakfast bar, modern fitted units with integrated appliances and French doors leading out to the rear garden. Ample storage space and working surface areas.

#### FIRST FLOOR

Landing area with access to both bedrooms and the bathroom.

#### BEDROOM ONE

11' 5" x 11' 1" (3.48m x 3.38m) Window to the front elevation, two useful store cupboards and a central heating radiator.

#### BEDROOM TWO

11' 10" x 8' 4" (3.61m x 2.54m) Window to the rear elevation and a central heating radiator.

#### BATHROOM

A modern white bathroom suite comprising of a panelled bath with mains powered shower over, pedestal washbasin and WC. Window to the rear elevation and a central heating radiator.

#### EXTERNAL

To the front of the property is a driveway for two cars and an electric car charging point. A pathway to the side leads to the rear garden. The rear garden is fully enclosed with a high fence boundary, lawn and small paved area.



#### 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.

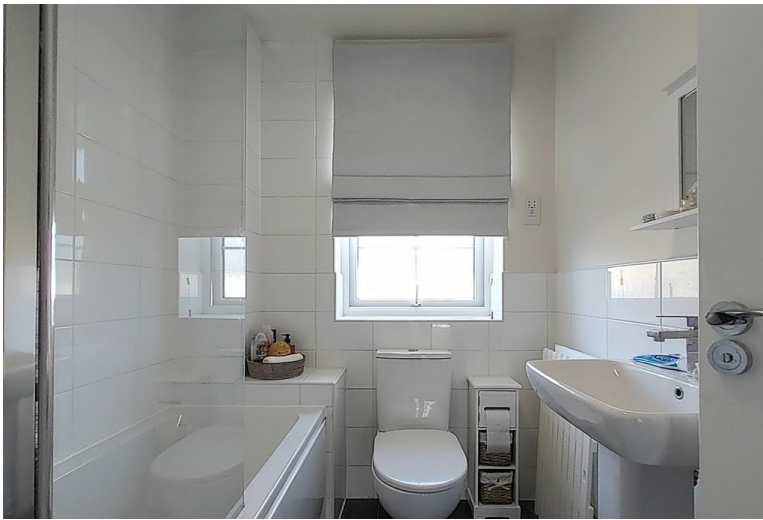






**VALUATION:** If you are thinking of selling your home, why not contact one of our offices now for a FREE VALUATION strictly without any obligation. Contact us on Bradford (01274) 880019.

**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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