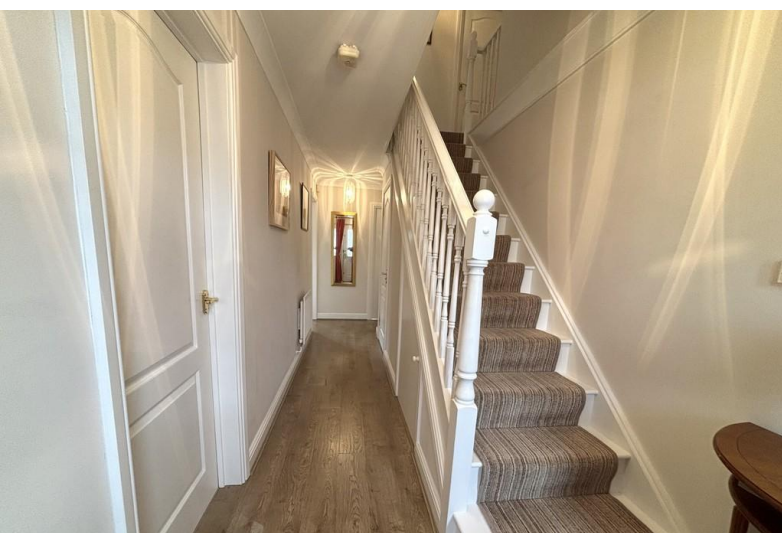




10 Blackberry Way

- FOUR BEDROOM DETACHED
- DOUBLE GARAGE
- GARDENS FRONT, SIDES AND REAR
- DRIVEWAY

Asking Price Of £369,950
EPC Rating 'TBC'





Property Description

DESCRIPTION

Whitney's are excited to bring to the market this beautifully presented four bedroom detached property in a sought after location. The perfect family home situated in Clayton this home offers space for a growing family and enjoys a good-sized garden to the front and back, double garage and off road parking. This house comprises of four good size bedrooms, one with an ensuite, family bathroom, dining room, living room, occasional room, kitchen, utility room and a downstairs WC. Viewing is strongly advised for this property as we anticipate high demand.

ENTRANCE HALL

6' 00" x 18' 08" (1.83m x 5.69m) As you enter the house through the front door you walk into a beautifully neutrally decorated hallway with wood floor running throughout. You have access to the living room, occasional room, dining room, kitchen, utility room and downstairs toilet.



LIVING ROOM

18' 07" x 11' 07" (5.66m x 3.53m) The lounge offers a cosy and spacious space to relax and unwind after a long day. Plenty of natural light comes through the front facing window and there are double doors providing access to the dining room and a door leading to the hallway. The room is delightfully decorated with neutral walls and carpets throughout making this a space you could tweak to your style with ease.

KITCHEN/BREAKFAST ROOM

12' 01" x 15' 03" (3.68m x 4.65m) The kitchen is in line with the rest of the house and has been beautifully modernised to a high standard. With two windows to the rear there is plenty of natural light running through. The kitchen is fitted with integrated appliances, gas hob and cooker plus extractor fan, a range of neutral wall and base units and a breakfast bar. The kitchen also comprises of a door leading to the utility room and to the rear garden.



UTILITY ROOM

09' 01" x 5' 00" (2.77m x 1.52m) With a separate utility room leading off the kitchen that has plumbing for appliances is the perfect addition for any family home. You can also access the garden through the side door.

DINING ROOM

11' 07" x 9' 01" (3.53m x 2.77m) A spacious dining room with French doors leading to the back garden. This room is perfect for hosting and comprises of a central heating radiator, double doors leading to the living room and a door to the hallway.



FAMILY ROOM

9' 06" x 8' 08" (2.9m x 2.64m) An added addition to this house is a separate family/ occasional room. With double French doors leading to the rear garden this room is perfect to unwind after a long day and take in the views. This room also comprises of wooden flooring throughout and a central heating radiator.



DOWNSTAIRS WC

2' 07" x 5' 09" (0.79m x 1.75m) The downstairs toilet is beautifully decorated and ideal in any family home. The room consists of a WC, hand wash basin, and heated towel radiator.

MASTER BEDROOM

18' 03" x 10' 00" (5.56m x 3.05m) The master bedroom is a fantastic size with three windows to the front offering ample amounts of natural light running throughout. The bedroom consists of fitted wardrobes, a central heating radiator and an ensuite bathroom which is the perfect addition for any family



home.

ENSUITE

5' 06" x 9' 03" (1.68m x 2.82m) The en-suite bathroom comprises of a four piece suite including a wc, hand wash basin, shower and bath. The bathroom is part tiled with a central heating radiator.

BEDROOM TWO

11' 11" x 9' 06" (3.63m x 2.9m) A great size double bedroom which is light and airy and consists of a window to the rear and a central heating radiator.

BEDROOM THREE

9' 01" x 11' 09" (2.77m x 3.58m) This double bedroom consists of a window to the rear and central heating radiator.

BEDROOM FOUR

11' 08" x 8' 06" (3.56m x 2.59m) This double bedroom consists of a window to the rear and central heating radiator.

FAMILY BATHROOM

5' 06" x 8' 00" (1.68m x 2.44m) Family bathroom which has been modernised to a high standard, 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 towel radiator.



HALLWAY

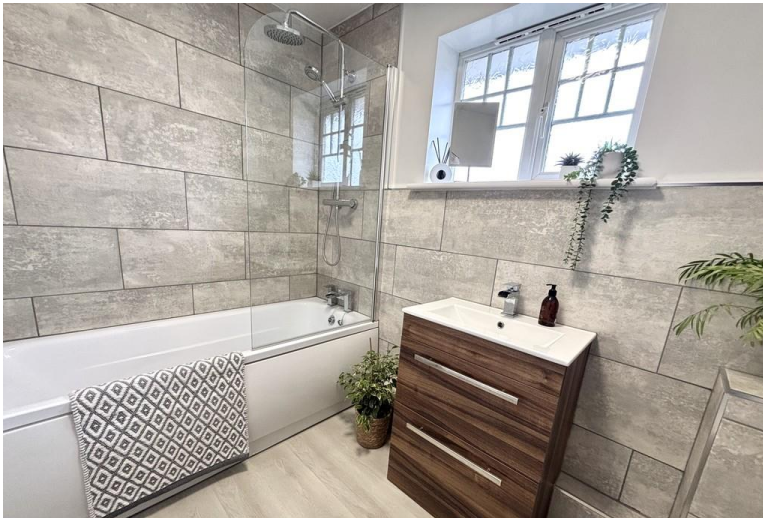
10' 07" x 10' 06" (3.23m x 3.2m) Light and airy hallway allowing access to bedrooms, family bathroom, loft and storage cupboard.



EXTERIOR

The outdoor space is stunning. With a patio area, lawn and views to die for- this outside retreat is perfect for a family or for hosting summer barbecues. With well maintained gardens to the front, sides and rear along with a large driveway for multiple cars and double garage.





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.

%epcGraph_c_1_200%