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**166 Hill Top Road**

- THREE BEDROOM BUNGALOW
- OPEN RURAL VIEWS
- SPACIOUS GARDENS
- POPULAR LOCATION

**Offers In Region Of £294,950**  
EPC Rating '58'







## Property Description

### DESCRIPTION

Whitney's have pleasure in offering for sale the most imposing detached bungalow offering unrivalled family accommodation. This stunning house has significant space, including a reception room, kitchen diner, utility area, two bathrooms, three bedrooms, conservatory, garage, gardens & driveway. This house is situated with quiet surroundings, breath taking views and we anticipate high demand.

### ENTRANCE / UTILITY

6' 06" x 8' 06" (1.98m x 2.59m) 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 bathroom and front garden through entrance door.

### KITCHEN/DINER

14' 10" x 8' 10" (4.52m x 2.69m) A good sized kitchen diner space offering lots of natural light through the window to the front and a door leading to the conservatory which is overlooking the back garden and the views. The kitchen has wood floor







throughout and a good range of wall and base units. There is ample amounts of space allowing for an six seater dining table. You can also access the back garden from the kitchen.

#### CONSERVATORY

7' 0" x 9' 09" (2.13m x 2.97m) An added addition to this house is a conservatory. With double French doors leading to the rear garden this room is perfect to unwind after a long day and take in the views with its peaceful surroundings.

#### LIVING ROOM

15' 04" x 8' 11" (4.67m x 2.72m) Light and spacious living room with a stunning wooden feature fireplace and gas fire. The room consists of a large window to the front and a window to the back both with absolutely amazing views and offering ample amounts of natural light, along with a central heating radiator. A perfect room to unwind after a long day.

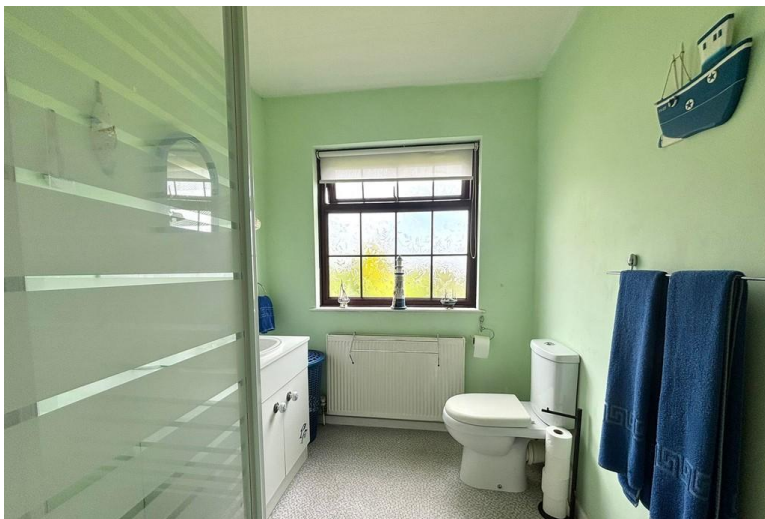


#### BATHROOM ONE

5' 05" x 7' 02" (1.65m x 2.18m) The family bathroom comprises of a window to the rear and a three piece suite consisting of a hand wash basin, WC and bath. There is also a central heating radiator.

#### BEDROOM ONE

12' 03" x 8' 11" (3.73m x 2.72m) The master bedroom is light and spacious with a large window to the front and central heating radiator. A good size room that will allow for a variety of furniture styles with fitted wardrobes and over bed storage.



#### BEDROOM TWO

12' 04" x 8' 11" (3.76m x 2.72m) A great size double bedroom which is light and airy and consists of a window to the front, fitted wardrobes and a central heating radiator.

#### BEDROOM THREE

9' 06" x 8' 10" (2.9m x 2.69m) This double bedroom consists of a window to the rear with stunning views and central heating radiator.

#### BATHROOM TWO

7' 04" x 6' 04" (2.24m x 1.93m) This bathroom comprises of a window to the rear and is part tiled with a central heating radiator and three piece suite consisting of a hand wash basin, WC and shower.



#### 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 a garage.





## 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.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>		
(55-68) <b>D</b>	58	
(39-54) <b>E</b>		
(21-38) <b>F</b>		

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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