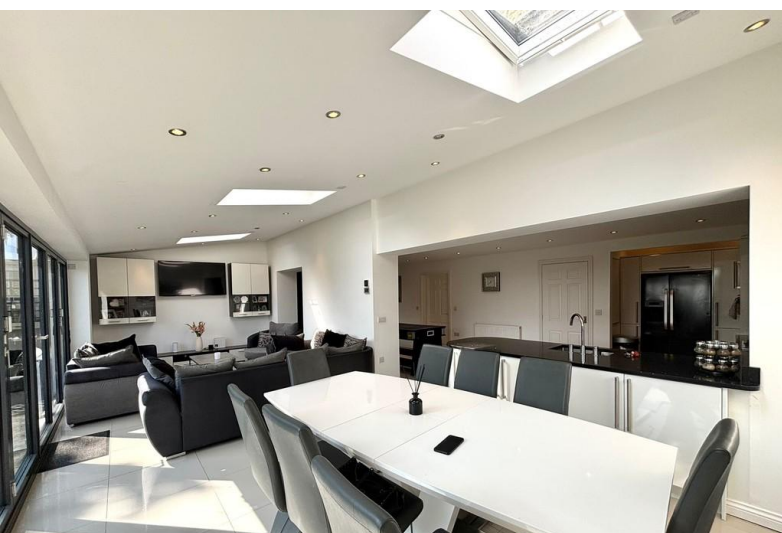




103 Oakleigh Road

- FOUR BEDROOM DETACHED
- VIDEO TOUR
- OPEN PLAN KITCHEN/ DINER
- POPULAR LOCATION

Offers In Region Of £420,000
EPC Rating '76'





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, back and to the sides with a double garage and off road parking. This house comprises of a stunning open plan kitchen living area, four good size bedrooms, one with an ensuite, family bathroom, living room, study and a downstairs WC. Viewing is strongly advised for this property as we anticipate high demand

FRONT ENTRANCE

13' 08" x 5' 11" (4.17m x 1.8m) Upon entrance you are greeted by a bright, airy hallway which opens up beautifully to provide access to the ground and first floor. The hallway welcomes guests whilst provide ample space for the homeowner and their family. This area also contains separate understairs storage which provides ample space for coats and shoes.





OPEN PLAN KITCHEN/ LIVING AREA

27' 08" x 21' 07" (8.43m x 6.58m) The open plan kitchen and living area is the hub of this amazing property, absolutely stunning. With bifold doors to the rear, there is plenty of natural light. The kitchen is high end with mod cons including integrated appliances, instant hot water tap, quartz worktops and all cupboards are white, handle free gloss. There is a separate games area and a separate dining area offering ample amounts of space. The kitchen also accommodates a family living space with sofas, coffee tables and tv. Making this room a great space host family events or a quiet breakfast with the family.



LIVING ROOM

14' 00" x 16' 00" (4.27m x 4.88m) 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 bay window and there is a door with access to the open plan kitchen living area 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.

STUDY

7' 00" x 6' 03" (2.13m x 1.91m) This room is currently used as an at home office, with a window to the front and central heating radiator.



DOWNSTAIRS WC

3' 10" x 7' 00" (1.17m x 2.13m) The downstairs toilet is beautifully decorated and ideal in any family home. With part tiled walls and flooring, this room consists of a WC, hand wash basin, central heating radiator and a window to the side.

MASTER BEDROOM

11' 02" x 9' 06" (3.4m x 2.9m) Another magnificent feature to this property is the Master Bedroom which boasts of fitted wardrobes and ensuite shower room. Beautifully decorated and ready to provide a cosy retreat to the new owners. This room also comprises of a window to the front and central heating radiator.



BEDROOM TWO

11' 00" x 11' 01" (3.35m x 3.38m) A second double bedroom that is neutrally decorated and with lots of space for a variety of furniture styles. This room comprises of a window to the rear offering lots of natural light and a central heating radiator.

BEDROOM THREE

9' 09" x 8' 09" (2.97m x 2.67m) This double bedroom consists of a window to the rear and central heating radiator.



BEDROOM FOUR

12' 11" x 9' 00" (3.94m x 2.74m) A great size bedroom with plenty of space for a range of furniture and ample storage. This room comprises of a window to the front and central heating radiator.

BATHROOM

7' 00" x 5' 07" (2.13m x 1.7m) Family bathroom which has been modernised to a high standard, offering a three piece suite consisting of a wc, hand wash basin and jacuzzi bath with shower. The bathroom has stunning waterproof glamrend walls and tiled flooring with a window to the rear and a central heating towel radiator.



HALLWAY

11' 07" x 9' 01" (3.53m x 2.77m) Light and airy hallway allowing access to bedrooms, family bathroom, loft and storage cupboard.

EXTERIOR

This outdoor space is stunning. With a patio area and lawn- this outside retreat is perfect for a family or for hosting summer barbecues. Picture yourself relaxing with your favourite beverage as you soak up the sun and stare across the rolling fields.





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+) A		
(81-91) B		
(69-80) C	76	80
(55-68) D		
(39-54) E		
(21-38) F		