



www.whitneys.co.uk

34 Tannerbrook Close

- THREE BEDROOM SEMI DETACHED
- GARDENS TO THE FRONT SIDE AND REAR
- DRIVEWAY
- TWO BATHROOMS

Offers In Region Of £230,000
EPC Rating 'TBC'





Property Description

DESCRIPTION

Whitneys are happy to bring to market this magnificent 3 bed semi-detached property located in a much sought after location. Set over 2 floors and with ample outside space, this house will make a beautiful home for a growing family. Benefitting from 2 reception rooms, kitchen, 2 bathrooms, conservatory, 3 bedrooms, garage with driveway and gardens to the front, side and rear. We anticipate high interest for this property and advise early booking to avoid disappointment.

LIVING ROOM

13' 04" x 17' 02" (4.06m x 5.23m) The lounge offers a cosy and spacious space to relax and unwind after a long day. The room has been delightfully decorated with neutral carpets throughout making this a space you could tweak to your style with ease. With plenty of natural light coming through the large front facing window and with a door providing access to the kitchen and second living area. This room also comprises of stairs leading to the first floor.



LIVING ROOM TWO

13' 01" x 11' 02" (5.51m x 3.4m) An added addition to this house is a separate family/ occasional room. With a door leading to the ground floor bathroom and a door leading to the conservatory this room is perfect to unwind after a long day. This room also comprises of wooden flooring throughout and a central heating radiator.

KITCHEN

13' 03" x 8' 04" (4.04m x 2.54m) The kitchen is equipped with a variety of wall and base units and integrated appliances providing ample storage space. The kitchen comprises of a window to the rear and two doors granting access to the both living rooms along with French doors leading to the conservatory.



CONSERVATORY

11' 00" x 12' 02" (3.35m x 3.71m) This room offers ample amounts of natural light through the ceiling windows. There is a door which grants access to the living room and French doors leading to the kitchen along with French doors leading into the garden. This room is perfect for hosting guests or to unwind and relax after a long day.

DOWNSTAIRS BATHROOM

9' 02" x 4' 02" (2.79m x 1.27m) A fantastic addition in any family home is this downstairs bathroom which is fully tiled and fitted with a three piece suite comprising of a WC, hand wash basin and walk in shower. The bathroom also has a heated towel rail.



HALLWAY

17' 01" x 7' 05" (5.21m x 2.26m) Offering access to the downstairs bathroom this space also has the potential to be transformed into a separate utility area, granting access to the garage from inside the house.

MASTER BEDROOM

18' 02" x 11' 03" (5.54m x 3.43m) The master bedroom is a fantastic size with a window to the front and a window to the rear offering ample amounts of natural light running throughout. The bedroom consists of wooden flooring and a central heating radiator.



BEDROOM TWO

8' 01" x 13' 04" (2.46m x 4.06m) This double bedroom consists of a two windows to the rear, fitted wardrobes and two central heating radiators.

BEDROOM THREE

8' 07" x 13' 01" (2.62m x 3.99m) This double bedroom consists of a window to the front, fitted wardrobes with overbed storage and a central heating radiator.



FAMILY BATHROOM

5' 06" x 6' 07" (1.68m x 2.01m) Family bathroom which has been modernised to a high standard, offering a three piece suite consisting of a wc, hand wash basin and shower. The bathroom has fully tiled walls with a central heating towel radiator.

HALLWAY

13' 05" x 8' 06" (4.09m x 2.59m) Light and airy hallway allowing access to bedrooms, family bathroom and part boarded loft.

EXTERIOR

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



%epcGraph_c_1_200%