

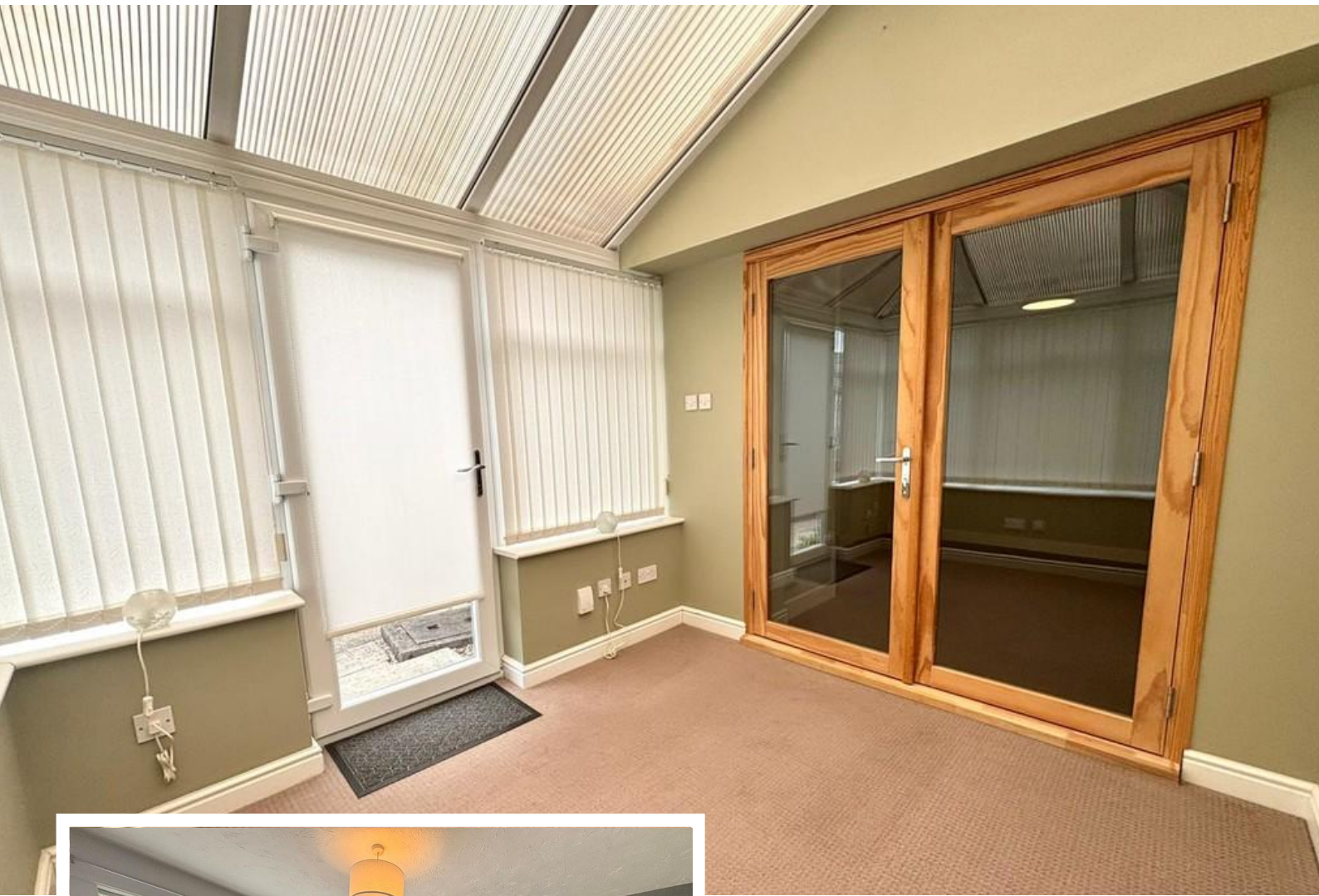


**14 Ryefield Avenue**

- TWO BEDROOM BUNGALOW
- SPACIOUS GARDEN
- CLOSE TO CLAYTON VILLAGE
- POPULAR LOCATION

**Offers In Region Of £225,000**  
EPC Rating '69'





## Property Description

### DESCRIPTION

Set in the peaceful and sought-after area of Clayton, is a beautifully presented two-bedroom detached bungalow offering a perfect blend of modern living and low-maintenance convenience. With a spacious kitchen, living room, conservatory, occasional room, bathroom, two great size bedrooms, a private garden, and off-road parking with a garage, this property is ideal for those looking to downsize or enjoy living in a quiet, residential neighbourhood.

### ENTRANCE HALL

11' 10" x 7' 05" (3.61m x 2.26m) As you walk through the front door you enter the neutrally decorated hallway which allows access to the kitchen, living room, bedroom, bathroom and storage cupboard.

### LIVING ROOM

11' 11" x 11' 10" (3.63m x 3.61m) With plenty of natural light coming through the large front facing bay window the lounge offers a cosy and spacious space to relax and unwind after a long day. The room has been neutrally decorated with neutral carpets



throughout making this a space you could tweak to your style with ease and is spacious enough to accommodate a range of furniture styles. This room also comprises of a electric fire with marble surround.

#### KITCHEN

10' 11" x 8' 09" (3.33m x 2.67m) A great space fitted with a range of modern wall and base units and worktops. With fully tiled flooring and part tiled walls, this kitchen also comprises of integrated appliances, a central heating radiator and window to the rear, this is an ideal family space.

#### OCCASIONAL ROOM

10' 02" x 10' 01" (3.1m x 3.07m) Great size room with French doors leading to the conservatory offering ample amounts of natural light. This room also comprises of neutral decor, carpets, a central heating radiator and stairs leading to the first floor bedroom.



#### CONSERVATORY

8' 06" x 8' 10" (2.59m x 2.69m) The conservatory is great for hosting parties or entertaining family. It will comfortably accommodate a variety of furniture options making this a fantastic additional room. You have access via the double French doors and a separate door to the side leading onto the garden.

#### BEDROOM ONE

11' 08" x 11' 10" (3.56m x 3.61m) A fantastic size bedroom that has been neutrally decorated with neutral wood floor throughout, this room also comprises of a window to the front and also has a central heating radiator.



#### BEDROOM TWO

17' 00" x 9' 04" (5.18m x 2.84m) A second brilliant size bedroom that has been neutrally decorated with neutral carpets, this room also comprises of a window to the side along with a velux window. This room also has a central heating radiator and roof storage.

#### HALLWAY

6' 10" x 9' 04" (2.08m x 2.84m) A great space that has been used as a wardrobe and also has access to roof storage.



#### BATHROOM

4' 07" x 7' 04" (1.4m x 2.24m) The bathroom is modern and beautifully designed with fully tiled walls and flooring and a three piece suite comprising of a shower, WC and hand wash basin. The room is light and airy with a window to the rear and a heated towel rail.

#### EXTERIOR

This home boasts magnificent outside space. There is



ample space for parking which is great for a family and visitors. This showstopper garden makes this home perfect for anyone who likes to be outside, enjoys wildlife or is green fingered! With well maintained gardens to the front and rear and a well presented 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>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	69	76
(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