

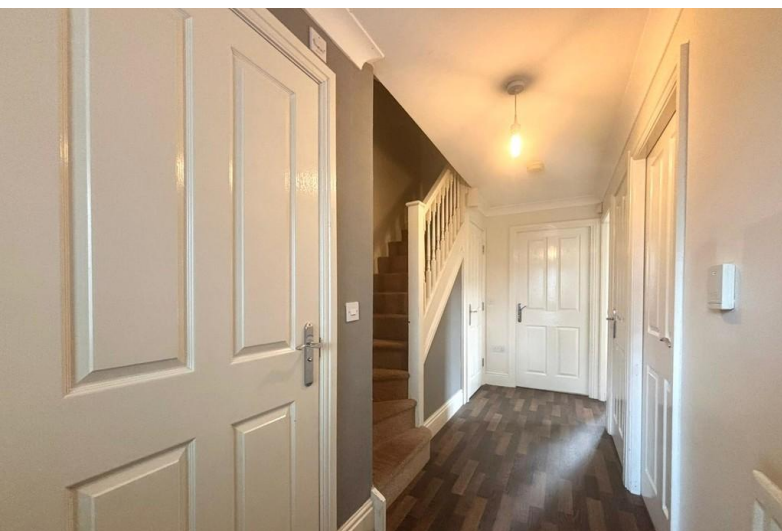


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34 James Street

- THREE BEDROOM TOWNHOUSE
- THREE BATHROOMS
- TWO RECEPTION ROOMS
- SPACIOUS THROUGHOUT

Offers In Region Of £190,000
EPC Rating '73'





Property Description

DESCRIPTION

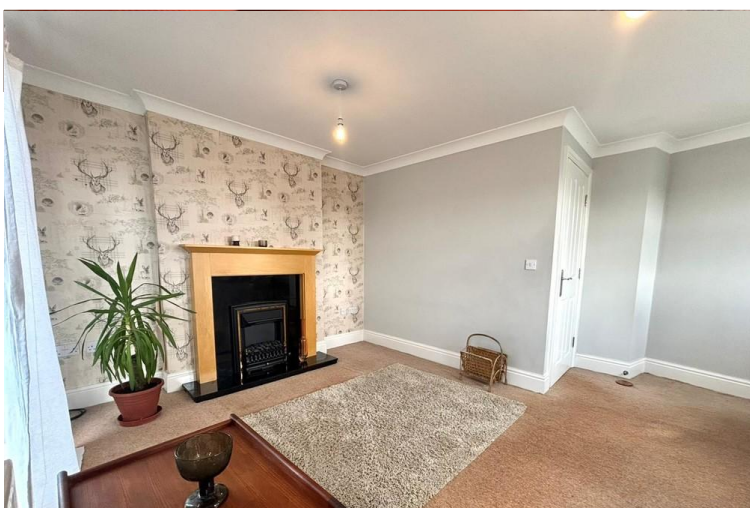
Discover this beautifully presented three-bedroom townhouse, offering generous living space, modern finishes, and the ideal layout for families or professionals. With three bathrooms, two reception rooms, kitchen, utility room, 3 bathrooms and both front and rear gardens, this home ticks all the boxes for comfortable, flexible living.

ENTRANCE HALL

15' 06" x 3' 11" (4.72m x 1.19m) As you enter the house through the front door you walk into a beautifully neutrally decorated hallway. You have access to the occasional room, kitchen, utility room, downstairs toilet and stairs leading to the first floor.

KITCHEN

12' 05" x 9' 06" (3.78m x 2.9m) The kitchen is a bright and functional space, fitted with a range of wall and base units offering ample storage and preparation space. It features a built-in electric hob, integrated cooker, and an extractor fan for convenience and ventilation. A side-facing window allows natural light





to flood the room, while French doors at the rear open directly onto the garden, perfect for seamless indoor-outdoor living, entertaining, or enjoying morning coffee with a view of the outdoors.

UTILITY ROOM

6' 00" x 5' 10" (1.83m x 1.78m) Adjacent to the kitchen is a separate utility room, providing additional storage, space for laundry appliances, and helping to keep the main kitchen area clutter-free. It's a practical addition for busy households and a great asset for modern living.

DOWNSTAIRS WC

3' 00" x 5' 06" (0.91m x 1.68m) For added convenience, the ground floor also benefits from a separate downstairs WC, ideal for guests and busy family life. The downstairs WC comprises of a WC, hand wash basin and central heating radiator.



OCCASIONAL ROOM

13' 09" x 6' 09" (4.19m x 2.06m) This additional occasional room offers flexible space to suit a range of needs-whether as a home office, playroom, guest bedroom, or hobby room. Naturally bright and neutrally decorated, it provides a calm and adaptable environment that can be easily tailored to your lifestyle. Ideal for modern living, it's a valuable extra space that enhances the overall functionality of the home.



LIVING ROOM

13' 10" x 14' 06" (4.22m x 4.42m) Located on the second floor, this generously sized living room is filled with natural light, thanks to two side-facing windows and a large front-facing window that creates a bright and welcoming atmosphere. At the heart of the room is a gas fire with a classic marble surround, offering both warmth and a stylish focal point for the space. The room is finished in neutral décor, providing a versatile backdrop ready to complement any interior style. Whether used for relaxing evenings or entertaining guests, this space combines comfort and charm in equal measure.

BEDROOM ONE

9' 04" x 12' 00" (2.84m x 3.66m) This spacious double bedroom enjoys an abundance of natural light from two rear-facing windows, creating a warm and inviting atmosphere. The room features fitted wardrobes, providing excellent built-in storage while maintaining a clean and uncluttered feel. This room also boasts of an ensuite bathroom.



BEDROOM ONE ENSUITE

6' 01" x 6' 00" (1.85m x 1.83m) A modern en-suite bathroom adds to the convenience, offering a private and stylish space complete with contemporary fixtures. Perfect as a primary bedroom or luxurious



guest suite, this room balances comfort with practicality.

BEDROOM TWO

13' 00" x 9' 11" (3.96m x 3.02m) Located on the second floor, this well-proportioned double bedroom offers comfort and privacy, making it ideal for guests, older children, or as a second principal suite. The room benefits from its own en-suite bathroom, fitted with contemporary fixtures for added convenience. This room also comprises of two windows to the front and central heating radiator.

BATHROOM TWO ENSUITE

5' 04" x 5' 05" (1.63m x 1.65m) The en-suite bathroom is thoughtfully designed for comfort and convenience, featuring a modern shower, WC, and hand wash basin. A side-facing window allows natural light and ventilation, enhancing the fresh and airy feel of the space. Finished with clean, contemporary fittings and tasteful tiling, this en-suite provides a private and practical bathroom area within the bedroom.



BEDROOM THREE

10' 09" x 9' 10" (3.28m x 3m) Located on the second floor, this bright and airy bedroom benefits from two rear-facing windows and an additional side window, flooding the room with natural light throughout the day. The generous window arrangement creates a spacious and welcoming atmosphere, perfect for a bedroom, study, or flexible living space.

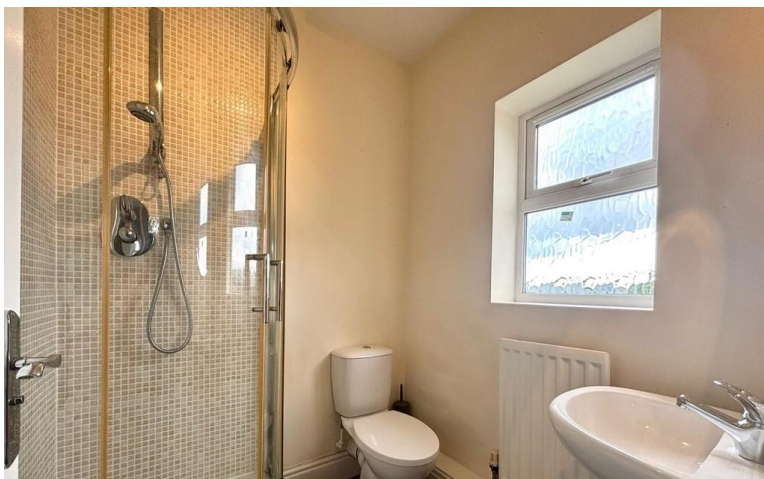


BATHROOM

7' 02" x 5' 11" (2.18m x 1.8m) This well-appointed bathroom features a three-piece suite, including a bath with overhead shower, hand wash basin, and WC. Finished in a neutral palette, the space is bright and fresh, with partially tiled walls for easy maintenance and style. A rear-facing window provides natural light and ventilation, creating a comfortable and practical family bathroom.

HALLWAY

7' 04" x 9' 07" (2.24m x 2.92m) Offers access to the first floor rooms and stairs leading to the second floor rooms. Also grants access to the storage cupboard and has a central heating radiator.



EXTERIOR

To the front of the property is a small, low-maintenance garden, offering a welcoming entrance and a touch of greenery. At the rear, you'll find a private garden space, ideal for outdoor dining, relaxation, or family activities. Whether you're looking for a manageable outdoor area or a quiet spot to enjoy the sunshine, the front and rear gardens offer both charm and practicality.



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+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
	73	84