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3 Oxford Street

- THREE BEDROOM SEMI DETACHED
- GARDENS TO THE FRONT AND REAR
- CLOSE TO CLAYTON VILLAGE
- IDEAL FAMILY HOME

Offers In Region Of £185,000
EPC Rating '69'





Property Description

DESCRIPTION

This charming three-bedroom semi-detached house is situated in a popular location, close to a range of local amenities including shops, schools, and transport links, making it ideal for families and professionals alike. The property is spacious, offering generous living areas that provide comfortable and flexible accommodation throughout. Combining convenience with a comfortable living environment, this home presents an excellent opportunity to settle in a sought-after neighbourhood.

ENTRANCE HALL

4' 04" x 4' 05" (1.32m x 1.35m) The front door opens into a welcoming hallway, which provides direct access to the ground floor living spaces as well as the stairs leading to the first floor. This central area offers a practical and efficient flow throughout the home, connecting the main rooms while serving as a useful transitional space. The hallway is bright and inviting, setting the tone for the rest of the property.



LIVING ROOM

11' 08" x 16' 03" (3.56m x 4.95m) The living room is a light and airy space, featuring a large window to the front that fills the room with natural daylight. Its generous size provides plenty of room for a variety of furniture arrangements, whether you prefer cosy seating areas or a more open layout. The living room flows seamlessly into the open-plan dining area, creating a spacious and sociable environment perfect for family gatherings and entertaining. Together, these connected spaces offer versatile living options that cater to both relaxation and dining needs.

DINING ROOM

10' 05" x 7' 09" (3.18m x 2.36m) The open-plan dining room, flowing naturally from the living room, is a good-sized space designed for both everyday meals and entertaining guests. Its layout encourages a seamless connection between relaxation and dining areas, enhancing the home's social feel. At the rear, French doors open out onto the garden, flooding the room with natural light and providing easy access to outdoor space. This feature creates a lovely indoor-outdoor flow, perfect for summer dining or simply enjoying the garden views from inside.



KITCHEN

10' 04" x 6' 09" (3.15m x 2.06m) The kitchen features a range of wooden wall and base units, offering a warm and classic feel alongside plenty of storage and workspace. A window to the rear allows natural light to brighten the room and provides a pleasant view over the garden. A door leads directly to the rear garden, creating convenient access for outdoor dining or gardening. The walls are partially tiled, combining practicality with a traditional look that's easy to maintain. Additionally, there is a separate pantry, providing valuable extra storage space for food and kitchen essentials, helping to keep the kitchen clutter-free and well organised.



BEDROOM ONE

16' 00" x 8' 02" (4.88m x 2.49m) The master bedroom features a window to the front, allowing natural light to fill the room and offering a pleasant outlook. The space is well-designed with built-in wardrobes, providing ample storage for clothing and belongings. Above the bed area, there is additional over-bed storage, making excellent use of the room's height and ensuring plenty of space to keep the bedroom tidy and organised. This thoughtful storage solution adds both functionality and convenience to the master suite.



BEDROOM TWO

10' 08" x 8' 02" (3.25m x 2.49m) The second bedroom similarly benefits from a window to the rear, bringing in plenty of natural light and offering a view over the garden or outdoor space. Like the master, it features



built-in wardrobes that provide generous storage options. Above the bed area, there is also over-bed storage, maximizing the use of space and keeping the room neat and organised. This combination of natural light and smart storage makes the second bedroom both practical and comfortable.

BEDROOM THREE

6' 06" x 9' 08" (1.98m x 2.95m) The third bedroom features a window to the front, allowing natural light to brighten the space and offering a view towards the street. It also benefits from a built-in over-bed wardrobe, providing handy storage while maximizing floor space. This setup makes the room practical and efficient, perfect as a bedroom, guest room, or versatile study area.



BATHROOM

7' 03" x 6' 03" (2.21m x 1.91m) The bathroom is a well-appointed three-piece suite, featuring a WC, a hand wash basin, and a bath with an overhead shower, offering both convenience and versatility. The walls are fully tiled, combining easy maintenance with a clean, polished look. A heated towel rail adds a touch of luxury and practicality, ensuring warm towels throughout the year. Overall, the bathroom feels light and airy, thanks to good lighting and thoughtful design, creating a comfortable and refreshing space to start and end the day.



HALLWAY

6' 05" x 9' 02" (1.96m x 2.79m) The hallway provides convenient access to the first-floor rooms as well as to the loft space, which is fully boarded-offering excellent additional storage or potential for conversion. The loft also houses a brand-new combi boiler, ensuring efficient heating and hot water for the home. This setup highlights the property's modern updates and practical design features.

EXTERIOR

The exterior of the house is thoughtfully maintained and showcases recent improvements. At the front, new fencing provides a fresh, neat boundary, complemented by a stoned garden area that adds low-maintenance curb appeal and a tidy, attractive entrance. The rear garden is partly lawned and well maintained, offering a pleasant green space for relaxation or play. Adjacent to the lawn, a partly flagged area features elegant Indian stone paving, creating a stylish, durable patio perfect for outdoor seating and entertaining. The driveway has been re-tarmacked, providing a smooth, clean surface with improved durability and appearance. Meanwhile, the garage is currently undergoing a full refurbishment, promising a refreshed and functional space once completed. Together, these elements enhance both the practicality and aesthetic appeal of the property's outdoor areas.





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**.

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| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 69 | 76 |
| (39-54) E | | |
| (21-38) F | | |

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