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5 Fieldway

- THREE BEDROOM SEMI DETACHED
- DOUBLE GARAGE
- DRIVEWAY
- POPULAR LOCATION

Offers In Region Of £270,000
EPC Rating '63'





Property Description

DESCRIPTION

This stunning three-bedroom semi-detached property is situated in a highly desirable and convenient location, perfect for families or professionals. Boasting stylish and modern décor throughout, this home is ready to move into with no work required. The ground floor features a bright and spacious living area, a contemporary kitchen with quality fittings, and a dining space ideal for entertaining. Upstairs, you'll find three generously sized bedrooms and a well-appointed family bathroom. Externally, the property benefits from a double garage, a large driveway offering ample off-road parking, and beautifully maintained gardens. This property also boasts of a newly fitted conservatory and new roof.

ENTRANCE HALL

14' 07" x 5' 10" (4.44m x 1.78m) Welcoming and spacious entrance hall with front door access and a window to the front, allowing for plenty of natural light. The hallway provides access to the ground floor accommodation, stairs leading to the first floor, and a





useful under-stairs storage cupboard – ideal for coats, shoes, or general storage.

LIVING ROOM

12' 11" x 13' 04" (3.94m x 4.06m) Imagine stepping into a light and airy living room, where natural light pours through a large bay window, casting a soft glow across the space. The neutral decor creates a calming, spacious atmosphere that feels both modern and timeless. At the heart of the room is a stunning feature stone fireplace, adding texture and visual interest. The fireplace houses a dual-fuel log burner, combining rustic charm with efficient warmth. When lit, it becomes the cozy focal point of the room, perfect for curling up beside on cooler evenings.



KITCHEN/DINER

19' 02" x 20' 00" (5.84m x 6.1m) A generously sized, open-plan kitchen and dining area – perfect for modern family living and entertaining. The kitchen is fitted with a comprehensive range of wall and base units, complemented by integrated appliances including an electric oven and gas hob. A standout feature is the charming stone fireplace surround with a log burner fire, adding warmth and character to the space. A window to the rear provides natural light, while French doors lead directly to the conservatory, seamlessly connecting indoor and outdoor living.



CONSERVATORY

8' 06" x 6' 05" (2.59m x 1.96m) Accessed through French doors from the kitchen/diner, this lovely conservatory offers additional living space with a light and airy atmosphere. Finished with neutral décor and stylish wood flooring, it's a versatile room ideal for relaxing, dining, or entertaining. A door provides convenient access to the rear garden, creating a seamless flow between indoor and outdoor areas.

BEDROOM ONE

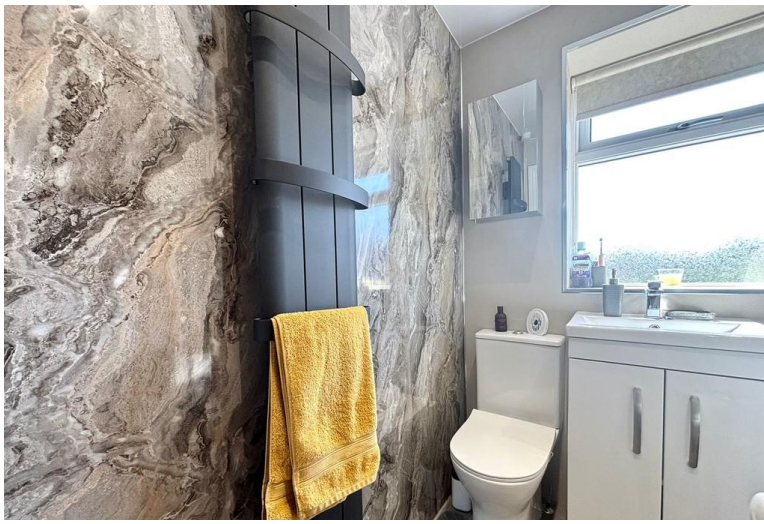
12' 11" x 11' 03" (3.94m x 3.43m) A well-proportioned double bedroom featuring a large window to the rear, allowing for plenty of natural light. The room is tastefully decorated in neutral tones, creating a calm and inviting atmosphere. Finished with a central heating radiator, this light and airy space offers both comfort and style.



BEDROOM TWO

12' 00" x 11' 09" (3.66m x 3.58m) Another generously sized bedroom, featuring a window to the front that brings in plenty of natural light. The room is finished with neutral décor and a central heating radiator, offering a bright and comfortable space suitable for a bedroom, or guest room.

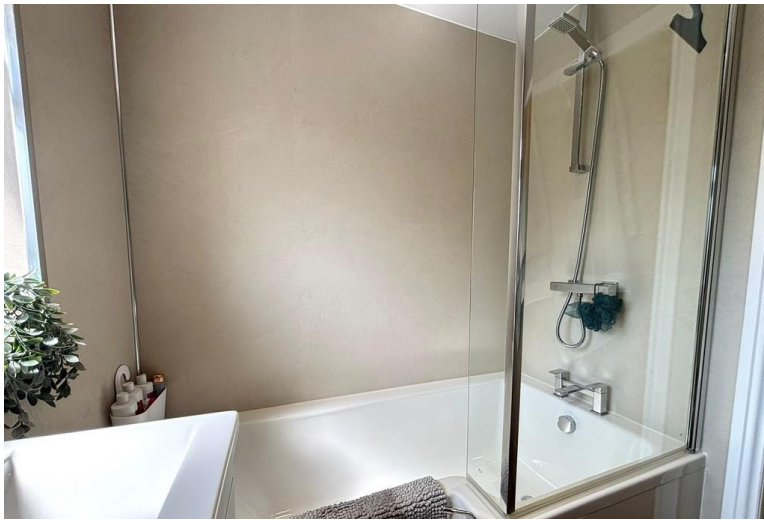
BEDROOM THREE



8' 07" x 6' 11" (2.62m x 2.11m) The third bedroom is a bright and comfortable space, ideal for use as a guest room, home office, or cozy retreat. A window to the front allows in ample natural light, making the room feel open and welcoming throughout the day. The space is equipped with central heating, ensuring year-round comfort. Neutral décor and clean lines create a versatile backdrop, ready to be styled to suit any purpose. Whether furnished with a bed, desk, or storage solutions, this room offers both functionality and warmth in a well-lit, peaceful setting.

BATHROOM

5' 09" x 5' 08" (1.75m x 1.73m) A modern and well-appointed family bathroom featuring a window to the rear, allowing natural light to brighten the space. Finished with stylish wall cladding and spotlights for a contemporary feel, the bathroom includes a sleek fitted bath with overhead shower, hand wash basin, and toilet. A heated towel rail adds a touch of comfort and convenience.



HALLWAY

8' 04" x 7' 00" (2.54m x 2.13m) A bright and airy landing area with a side-facing window that allows natural light to flow in. The hallway provides access to all first-floor rooms and also features a hatch leading to the part-boarded loft, which benefits from lighting and electrics – ideal for additional storage or potential conversion (subject to the necessary permissions).



EXTERIOR

To the rear, the property boasts a beautifully maintained garden featuring a combination of flagged patio areas and a well-kept lawn, bordered by mature trees and vibrant flower beds – perfect for relaxing or entertaining outdoors. A garden shed with full electrics offers additional storage or workspace. The property also benefits from a double garage, fully equipped with power and lighting, and an electric roller door for convenience and security. To the front, there is a generous driveway providing off-road parking for up to four vehicles, along with access to the double garage offering further parking for two cars. A neatly presented front garden enhances the property's kerb appeal.

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		82
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		

11 Green End
Clayton
Bradford
West Yorkshire
BD14 6BA

www.whitneys.co.uk
sales@whitneys.uk.com
01274880019

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