



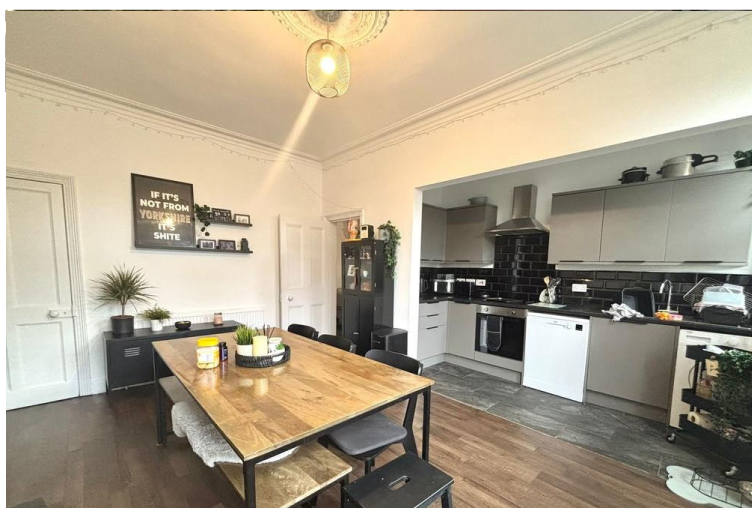
www.whitneys.co.uk

11 Selborne Villas

- FIVE BEDROOM MID TERRACE
- GARDENS TO THE FRONT & REAR
- CLOSE TO CLAYTON VILLAGE
- IDEAL FAMILY HOME

Offers In Region Of £210,000
EPC Rating '51'





Property Description

DESCRIPTION

We are excited to bring to market this magnificent and generously sized 5-bedroom mid-terrace property is located in a highly sought-after residential area, offering a perfect blend of space, comfort, and convenience. Step inside and you'll find a bright and airy home with flexible living spaces, ideal for families or anyone needing additional room to grow. The property is arranged over multiple levels, providing privacy and practicality in equal measure. Whether you're upsizing, investing, or simply looking for your next family home in a popular area, this property is not to be missed.

ENTRANCE HALL

22' 04" x 4' 03" (6.81m x 1.3m) As you enter through the front door you access a large light and airy hallway offering access to the living room, open plan kitchen and stairs leading to the first floor.



LIVING ROOM

17' 11" x 12' 06" (5.46m x 3.81m) This beautifully presented spacious living room is filled with natural light, thanks to a large front-facing window that enhances the bright and airy feel of the space. The room offers plenty of space for relaxing or entertaining and is centred around a charming log burner fireplace, creating a warm and welcoming focal point. With its generous proportions and natural light, this is a perfect space to unwind or host family and friends.

OPEN PLAN KITCHEN DINER

16' 09" x 15' 02" (5.11m x 4.62m) The spacious open plan kitchen/diner is a fantastic hub of the home, featuring a large rear-facing window, a smaller side window, and a rear door providing direct access to the garden flooding the space with natural light. The kitchen area is thoughtfully designed with a mix of tiled and wood flooring, and fitted with a range of wall and base units, part tiled walls, and an electric cooker and hob with extractor fan. A log burner adds a cosy touch to the dining area, making it a warm and welcoming space for meals and entertaining. A door leads down to the cellar, offering additional storage or potential for further development.



HALLWAY

16' 09" x 5' 04" (5.11m x 1.63m) The welcoming hallway features neutral décor, creating a bright and airy feel from the moment you enter. Offering convenient built-in storage cupboards, the hallway provides access to all first-floor rooms and includes a staircase leading to the second floor, making for a practical and well-organised layout.



BEDROOM ONE

11' 11" x 15' 03" (3.63m x 4.65m) A good-sized double bedroom featuring a large rear-facing window that allows for plenty of natural light. Finished in a neutral style, the room also benefits from a central heating radiator, making it a warm and comfortable space.

BEDROOM TWO

12' 09" x 9' 10" (3.89m x 3m) A bright and generously sized bedroom with a front-facing window that brings in plenty of natural light. The room includes a central heating radiator and offers flexible space for a double bed and a range of furniture styles.



BEDROOM THREE

12' 08" x 6' 07" (3.86m x 2.01m) A light and versatile room with a front-facing window, offering a bright and pleasant space throughout the day. Well-proportioned, it's perfect as a guest bedroom or home office, and could benefit from a walk-in wardrobe, providing excellent storage.



BATHROOM

12' 11" x 4' 02" (3.94m x 1.27m) A generously sized family bathroom featuring fully tiled walls and floor for a sleek, modern finish. Includes a bath with shower attachment, WC, and hand wash basin. A heated towel rail adds comfort, while a rear-facing window provides natural light and ventilation.

BEDROOM FOUR

11' 03" x 12' 10" (3.43m x 3.91m) Located on the second floor, this good-sized bedroom features neutral décor with the original beams and a Velux window, allowing natural light to flood the space. A quiet and private room, ideal as a bedroom, study, or creative space.



BEDROOM FIVE

11' 04" x 12' 04" (3.45m x 3.76m) A spacious and well-presented room with a clean, neutral finish and beautiful original exposed beams, adding a touch of character. Versatile in use, this room is ideal as a bedroom, guest room, or home office with a unique aesthetic.

SHOWER ROOM

A well-appointed shower room located on the second floor, featuring a shower cubicle, WC, and hand wash basin. The room benefits from a Velux window providing natural light and ventilation, alongside a heated towel rail for added comfort.



EXTERIOR

The good-sized rear garden offers a versatile outdoor space with a combination of flagged patio, decking area, and grass lawn-perfect for garden furniture, relaxing, or entertaining. Fully fenced for privacy, it provides a safe and secluded spot to enjoy the outdoors.





PURCHASE DETAILS:

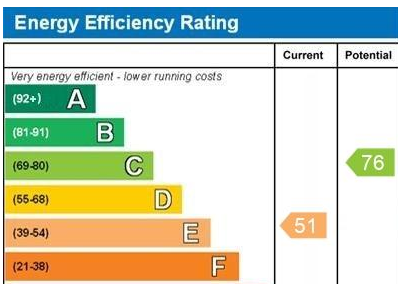
Please note that the services & appliances have not been tested & the property is sold on that basis.

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.



11 Green End
Clayton
Bradford
West Yorkshire
BD14 6BA

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

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