

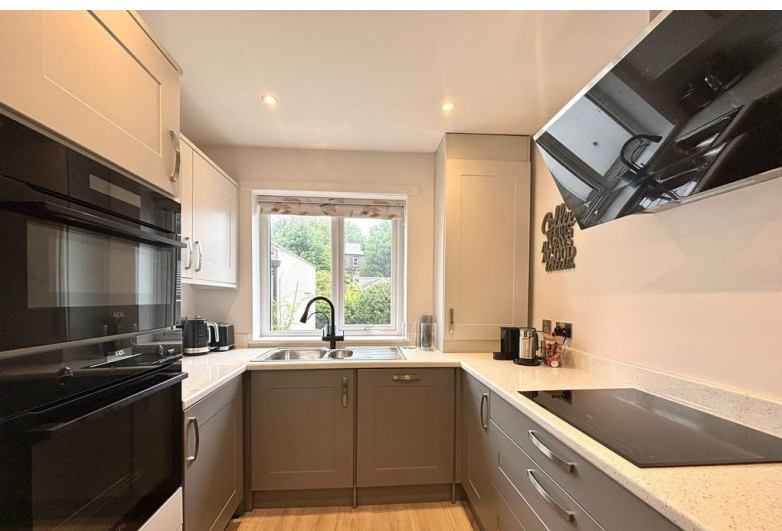


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**11 Oakleigh Avenue**

- TWO BEDROOM BUNGALOW
- VIDEO TOUR
- RENOVATED TO A HIGH STANDARD
- POPULAR LOCATION

**Offers Over £230,000**  
EPC Rating 'TBC'







## Property Description

### DESCRIPTION

This beautifully modernised two-bedroom semi-detached bungalow has been upgraded with no expense spared, offering stylish and comfortable living in a single-story layout. The interior showcases a fresh, neutral décor throughout, creating a bright and inviting atmosphere that's ready to move straight into. The property also boasts of made to measure blinds and electric sockets with ariel points, tv sockets and USB sockets. Externally, the property benefits from a large driveway providing ample off-road parking, alongside a garage offering secure storage or workshop space. Perfectly suited for those seeking a low-maintenance home with high-end finishes and excellent curb appeal.

### KITCHEN/BREAKFAST ROOM

14' 02" x 11' 11" (4.32m x 3.63m) The kitchen breakfast room is designed to a high standard, featuring sleek modern wall and base units paired with stylish worktops, creating a sophisticated and functional space. Integrated appliances include a dishwasher, fridge freezer, washer dryer,







combination microwave oven, conventional oven, and an induction hob with an extractor fan, catering to all your cooking and convenience needs. A practical breakfast bar provides a casual dining space, perfect for quick meals or socializing while cooking. A side door offers convenient access to the house, and the kitchen also benefits from access to the part-boarded loft for extra storage. The room features a wood floor running throughout, adding warmth and seamless flow to this stylish and versatile area.

#### LIVING ROOM

11' 10" x 13' 11" (3.61m x 4.24m) The living room features a large bay window dressed with made-to-measure fitted blinds, allowing plenty of natural light to flood the space while offering privacy and style. Finished in neutral décor, the room feels bright and airy, creating a welcoming atmosphere. Generous in size, it comfortably accommodates a range of furniture styles, making it a versatile space for relaxing or entertaining.



#### BEDROOM ONE

11' 11" x 9' 10" (3.63m x 3m) Bedroom One is a generously sized room, easily suited to a variety of furniture layouts and personal styles. A front-facing window allows for plenty of natural light, while the neutral décor enhances the bright and calming atmosphere, making it an ideal retreat.



#### BEDROOM TWO

10' 10" x 10' 00" (3.3m x 3.05m) Bedroom Two is a good-sized and versatile room, featuring a stylish wood floor and modern décor. Sliding doors open directly to the conservatory, bringing in plenty of natural light and enhancing the connection to the garden. This space can comfortably be used as a bedroom, home office, or study, making it ideal for modern living needs.

#### CONSERVATORY

8' 06" x 6' 03" (2.59m x 1.91m) The conservatory is a bright and inviting space, featuring a wood floor with underfloor heating, ensuring comfort year-round. Made-to-measure blinds provide both style and privacy, while a door leads directly to the rear garden, making it the perfect spot to relax, dine, or enjoy the outdoors from the comfort of indoors.



#### BATHROOM

7' 05" x 4' 05" (2.26m x 1.35m) The modern and stylish bathroom has been finished to a high standard, featuring fully tiled walls and flooring with the added comfort of underfloor heating. The contemporary three-piece suite includes a hand wash basin, WC, and a bath with overhead shower. A sleek heated towel radiator adds both warmth and practicality, completing this beautifully designed space.





## EXTERIOR

The exterior of the property is both attractive and practical, featuring a lawned front garden with a selection of mature plants and a part tree, adding natural charm and kerb appeal. A large driveway provides off-road parking for 3–4 vehicles, leading to a garage with electrics, ideal for storage or workshop use. To the rear, the enclosed garden offers a safe and private outdoor space, part flagged and part lawn perfect for relaxing, entertaining, or family use. An outside tap adds convenience for gardening or outdoor cleaning.



## 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**.

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