

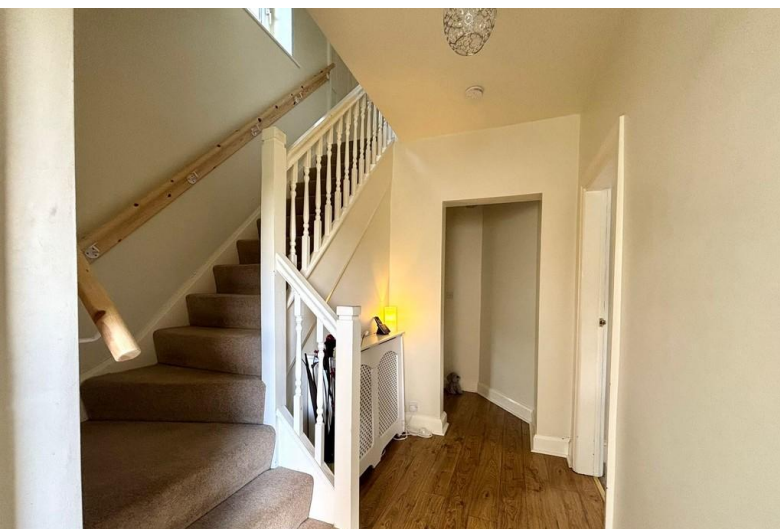


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8 Bull Royd Crescent

- THREE BEDROOM SEMI DETACHED
- SPACIOUS GARDEN
- POPULAR LOCATION
- IDEAL FAMILY HOME

Offers In Region Of £219,950
EPC Rating '61'





Property Description

DESCRIPTION

This well-presented and modern three-bedroom semi-detached property offers generous living space throughout, perfect for families or professionals seeking comfort and convenience. Situated in a desirable residential area, the home boasts a large driveway with additional parking spaces, ideal for multiple vehicles or visiting guests. Ready to move straight into, this spacious and stylish home combines practicality with modern living, a must-see.

ENTRANCE HALL

15' 03" x 8' 00" (4.65m x 2.44m) Upon entering the property, you're welcomed into a spacious entrance hall offering access to all ground floor rooms, a convenient cloakroom, and stairs leading to the first floor. The hallway is finished with neutral décor and attractive wood flooring, creating a warm and inviting first impression.



LIVING ROOM

23' 03" x 14' 03" (7.09m x 4.34m) A spacious and light-filled living room, offering plenty of space for both relaxation and entertaining. A large window to the front and double sliding doors leading out to the front garden allow natural light to flood the room, creating a bright and airy atmosphere throughout the day. A gas fire with a stylish marble surround serves as a charming focal point, adding warmth and character. The generous layout also provides ample space for a dining table, making it a versatile room ideal for both everyday living and hosting guests. Finished in neutral tones, this impressive living space is perfect for those seeking comfort and functionality in a contemporary setting.



KITCHEN/DINER

16' 04" x 11' 09" (4.98m x 3.58m) The property features a generously sized kitchen diner, perfect for modern family living. Finished with a stylish wood floor throughout, the space offers both practicality and a warm, contemporary feel. A range of matching wall and base units provides ample storage, complemented by part-tiled walls for easy maintenance and a clean finish. The kitchen is well-equipped with integrated appliances, including a gas hob with extractor above, making it ideal for keen cooks. A window to the rear allows plenty of natural light, enhancing the bright and open feel of the space. In addition, the kitchen benefits from a separate walk-in pantry, ideal for extra storage, and offers access to a utility room and downstairs WC, adding convenience and functionality to this well-designed home hub.



UTILITY ROOM

7' 07" x 4' 11" (2.31m x 1.5m) The separate utility room offers additional practicality, featuring a sink with worktop space, plumbing for a washing machine, and a window to the side that provides natural light. This useful space also gives access to the downstairs WC and includes a rear door leading directly to the back garden, making it ideal for busy family life and day-to-day convenience.



DOWNSTAIRS WC

4' 01" x 5' 00" (1.24m x 1.52m) The downstairs WC is fitted with a hand wash basin and features a tiled floor for easy maintenance. Finished in neutral tones, the space benefits from central heating and a side-facing window, providing natural light and ventilation.

BEDROOM ONE

12' 09" x 10' 10" (3.89m x 3.3m) Bedroom One is a generously sized double room featuring a large window to the front, allowing plenty of natural light to brighten the space. The room is beautifully presented with neutral décor and comes complete



with modern fitted wardrobes, matching bedside cabinets, and a built-in dressing table, offering both style and excellent storage solutions.

BEDROOM TWO

11' 11" x 11' 06" (3.63m x 3.51m) Bedroom Two is a well-proportioned room, easily accommodating a variety of furniture styles and layouts, making it ideal as a bedroom, home office, or guest room. A standout feature is the access to the fully boarded loft, complete with electrics, providing excellent additional storage space or potential for further use (subject to relevant permissions).

BEDROOM THREE

8' 06" x 8' 03" (2.59m x 2.51m) Bedroom Three is a well-designed room featuring a built-in bed with underbed storage, making clever use of the space. A fitted cupboard provides additional storage, while a rear-facing window allows for natural light. The room also benefits from a central heating radiator, ensuring year-round comfort.



HALLWAY

7' 04" x 5' 11" (2.24m x 1.8m) The first-floor hallway provides access to all bedrooms and the bathroom, featuring a window to the side that fills the space with natural light. Finished in neutral décor, it offers a bright and welcoming atmosphere throughout the upper level.



BATHROOM

6' 00" x 6' 09" (1.83m x 2.06m) The modern family bathroom is fully tiled for a sleek and easy-to-maintain finish. It features a bath with overhead shower, a hand wash basin, and a rear-facing window that provides natural light and ventilation. The contemporary design offers both style and practicality, making it a comfortable and functional space for daily use.

WC

4' 08" x 1' 03" (1.42m x 0.38m) The property also benefits from a separate modern toilet with fully tiled walls and floor for a clean, contemporary look. A rear-facing window allows natural light and ventilation, adding to the room's fresh and airy feel.



EXTERIOR

The exterior of this home boasts a large driveway with space for 3 to 4 cars, plus additional parking opposite that can accommodate 2 more vehicles perfect for families and guests. A garage with electrics provides secure parking or versatile storage options. The front garden is beautifully maintained, featuring a mix of plants and trees that add curb appeal and a welcoming feel. To the rear, the garden is a practical combination of part lawn and part flagged patio, ideal for outdoor dining and relaxation.



A gate at the back grants access to a shared green space, offering extra room for recreation or quiet enjoyment.

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		80
(55-68) D	61	
(39-54) E		
(21-38) F		

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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