



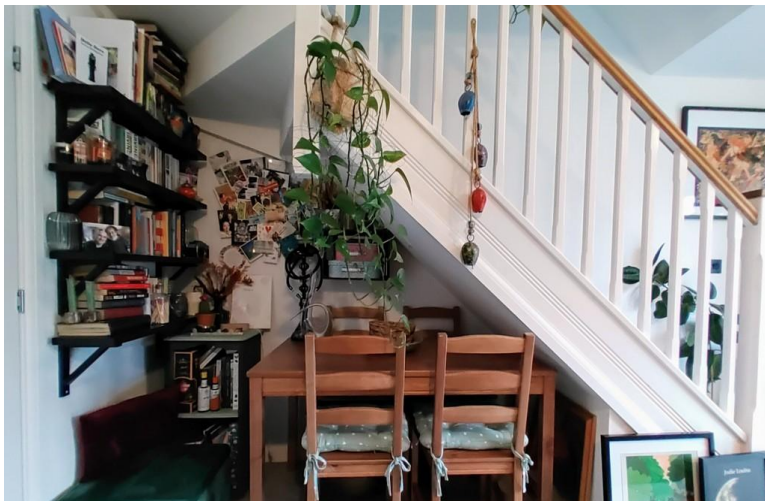
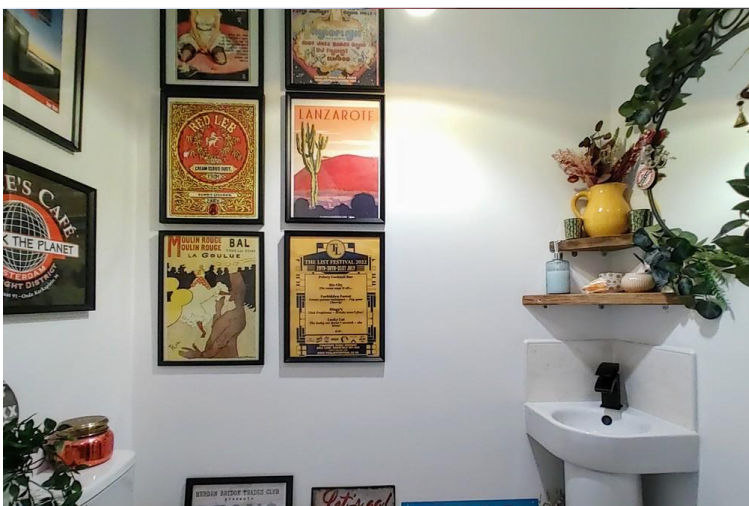
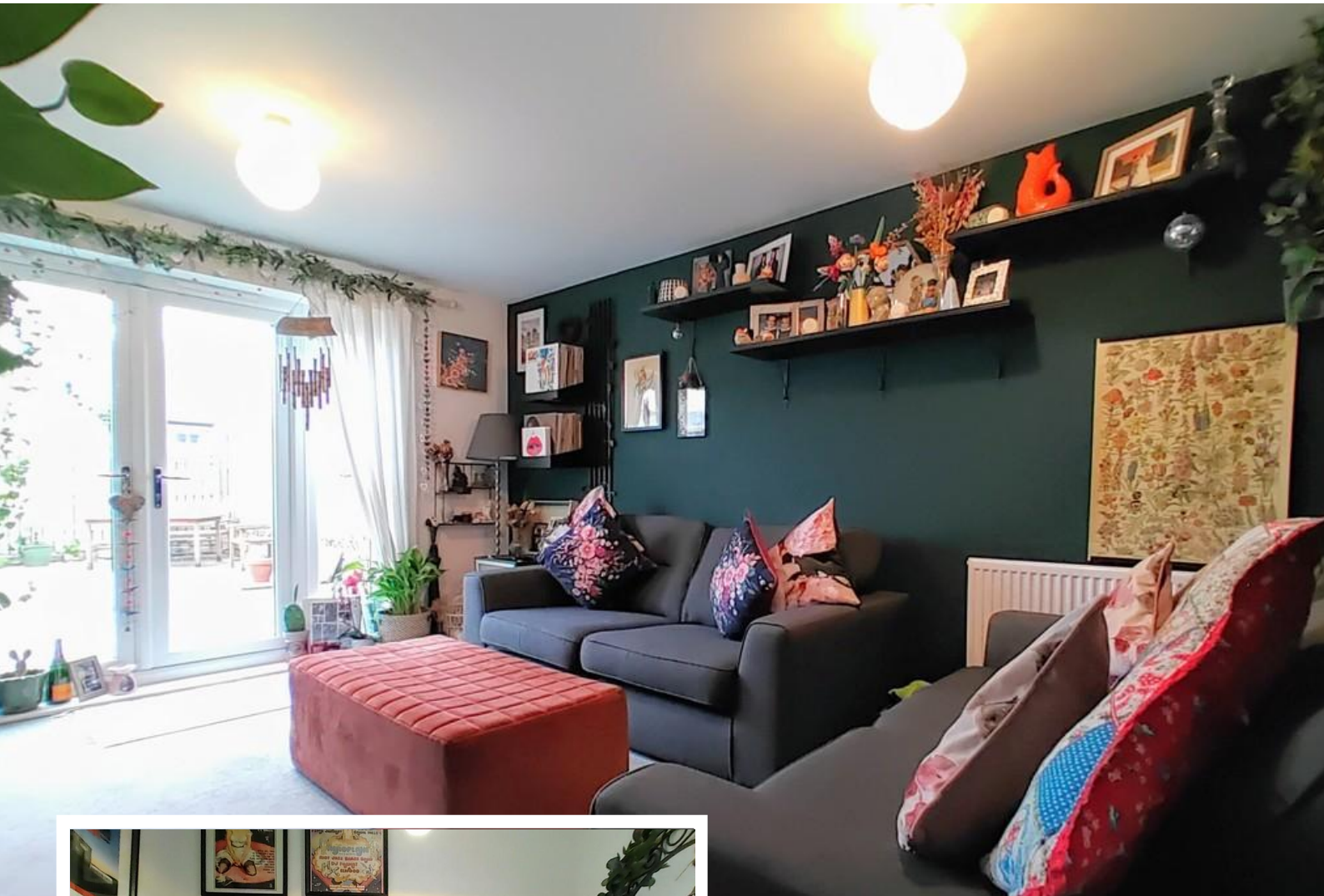
3 Fern Avenue

- TWO BEDROOM SEMI DETACHED
- FIRST TIME BUYERS ONLY
- FOUR YEARS OLD
- WELL PRESENTED

£140,000

EPC Rating '83'





Property Description

**** TWO BEDROOM SEMI DETACHED ** FIRST TIME BUYERS ONLY ** FOUR YEARS OLD ** SUPERBLY APPOINTED ** OFF-ROAD PARKING ** GARDEN TO THE REAR **** This delightful property located in Clayton forms part of a first time buyer scheme and is priced 28.5% below market value, strictly to first time buyers only. Briefly comprising of: Entrance Hall, ground floor WC, Kitchen, Lounge-Diner with French doors to the rear, first floor landing, two double bedrooms & a family Bathroom. Off-road parking to the front for one car and an enclosed garden that have been levelled and block-paved. Located close to village amenities, country walks and with easy access to the city centre and motorway networks. Early viewing advised.

ENTRANCE HALL

A composite entrance door leads into a hallway with an opening to the kitchen and doors off to a store cupboard, WC and the lounge. Laminate flooring and a central heating radiator.



KITCHEN

8' 7" x 6' 3" (2.62m x 1.91m) A modern white fitted kitchen with a good range of base and wall units, laminated working surfaces and complimentary splashback tiling. Integrated electric oven, four ring gas hob and an extractor above, along with washing machine plumbing and a black composite sink and drainer. Window to the front elevation.

WC

Corner pedestal wash basin and WC. Extractor fan and a central heating radiator.

AIRING CUPBOARD

Housing the central heating boiler and with space for coats and shoes.

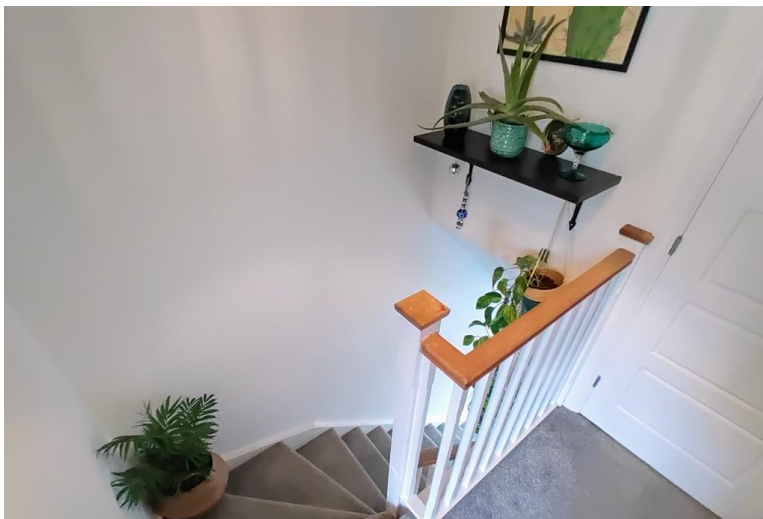


LOUNGE/DINER

15' 0" x 12' 9" (4.57m x 3.89m) Open stairs to the first floor and French doors and windows leading to the rear garden. There is a useful space under the stairs for further storage or perhaps a home-working area.

FIRST FLOOR

Landing area with an open spindle balustrade and access to the loft space.



BEDROOM ONE

12' 10" x 9' 3" (3.91m x 2.82m) Window to the front elevation and a central heating radiator.

BEDROOM TWO

12' 10" x 7' 3" (3.91m x 2.21m) Window to the rear elevation and a central heating radiator.

BATHROOM

A modern white bathroom suite with matt black taps and accessories, plus a crittall style glass shower screen. Panelled bath with a mains-powered rainfall shower, pedestal washbasin and WC. Central heating radiator.

EXTERNAL

To the front of the property is a block-paved driveway with off-road parking for one car. A pathway to the side leads to the rear garden with a lockable garden gate. The rear garden has been levelled and block-paved, and has a fenced boundary, offering a good degree of privacy.





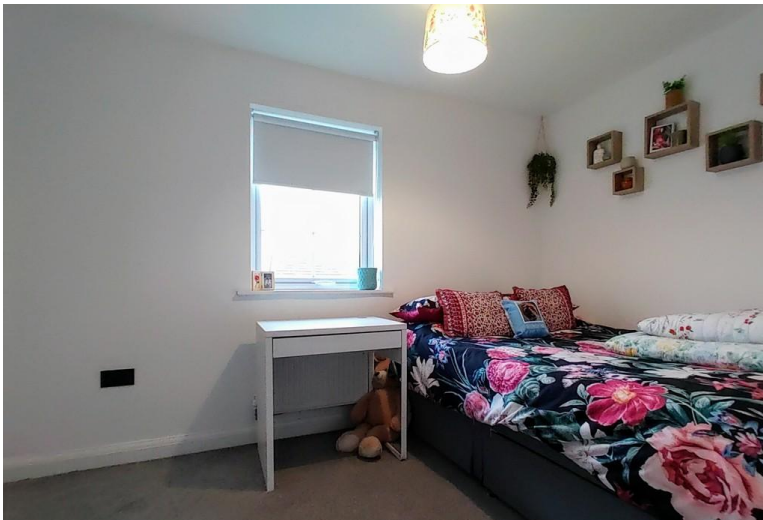
PURCHASE DETAILS:

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		97
(92+) A		
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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 and 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.