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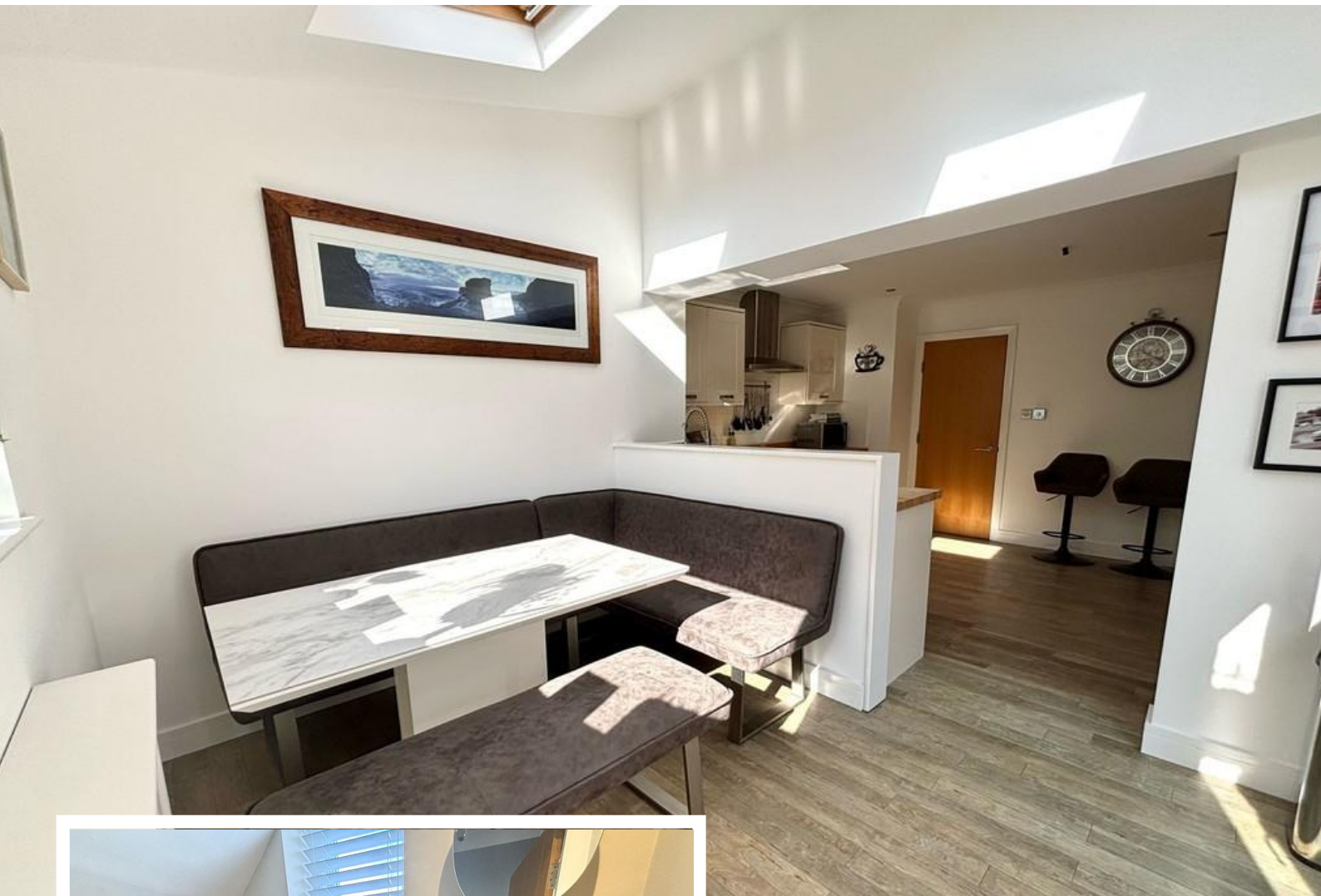
4 The Maltings

- THREE BEDROOM SEMI-DETACHED
- *VIDEO TOUR*
- UNDERFLOOR HEATING
- IDEAL FAMILY HOME

£260,000

EPC Rating '77'





Property Description

DESCRIPTION

Stunning three bedroom semi-detached modern family home in a sought after location close to local amenities. With a boasting three bedrooms, living room, open plan kitchen/dining room, good-sized rear garden and garage. This stunning property in Clayton has been neutrally decorated with underfloor heating throughout, this is a turn key property meaning the new owner can unpack and live in without worrying about any alterations or decorating. We anticipate high interest for this property and advise early booking to avoid disappointment.

ENTRANCE HALL

15' 11" x 6' 02" (4.85m x 1.88m) You enter the property through the front door into a good-sized hallway which allows access to the downstairs WC, open plan kitchen/diner, living room, storage cupboards and the stairs to floor one.



KITCHEN/DINER

20' 04" x 13' 05" (6.2m x 4.09m) The open plan kitchen and living area is the hub of this amazing property. With bifold doors and Velux windows to the rear, there is plenty of natural light. The kitchen is high end with mod cons including integrated appliances and a wooden worktops. The kitchen also accommodates a family living area with a fantastic space which could be used as a dining area or an additional snug where you can add a sofa and tv making this room a great space to host family events or a quiet breakfast with the family.



LIVING ROOM

17' 0" x 10' 08" (5.18m x 3.25m) In theme with the rest of the house, the living room is neutrally decorated with beautiful French doors and a window to the rear offering access to the back garden along with a window to the front. This room also boasts of underfloor heating making this the ideal retreat after a long day.

DOWNSTAIRS WC

5' 04" x 2' 07" (1.63m x 0.79m) Downstairs toilet is the perfect addition in any home. Modern decor, part tiled with WC, handwash basin, underfloor heating and window to the front elevation.



MASTER BEDROOM

11' 10" x 10' 05" (3.61m x 3.18m) The master bedroom is neutrally decorated and offers a cosy retreat with an ensuite bathroom, underfloor heating and a window to rear this room is cosy yet bright and airy.

ENSUITE

4' 09" x 4' 09" (1.45m x 1.45m) Part tiled ensuite bathroom comprises of a three piece suite with shower, WC and handwash basin with storage drawer and underfloor heating.

BEDROOM ONE

12' 04" x 10' 05" (3.76m x 3.18m) Neutrally decorated double bedroom with a window to the side elevation and underfloor heating.



BEDROOM THREE

8' 0" x 7' 0" (2.44m x 2.13m) Neutrally decorated double bedroom with a window to the front elevation and underfloor heating.

BATHROOM

5' 05" x 6' 02" (1.65m x 1.88m) Part tiled modern bathroom with a three piece suite including bath with overhead shower, WC and hand wash basin with storage cupboard below and heated towel rail.



GARAGE

18' 02" x 8' 02" (5.54m x 2.49m) The garage comprises of electrics and plumbing.

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.



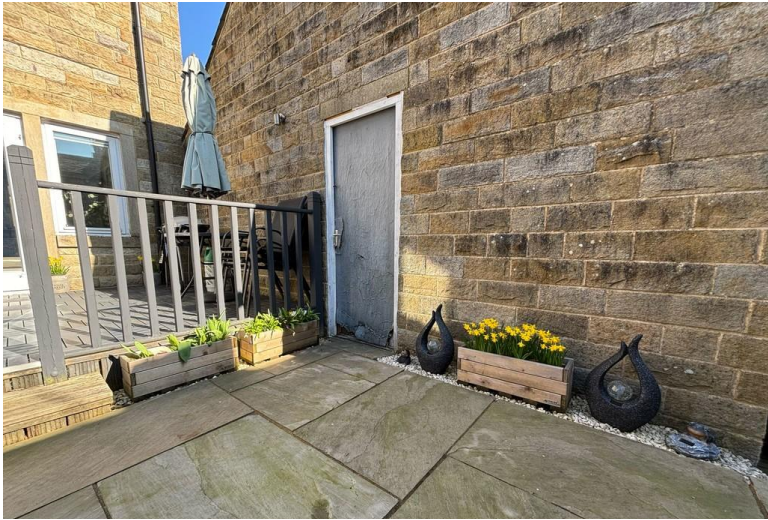
VALUATION: If you are thinking of selling your home, why not contact one of our offices now for a **FREE VALUATION** strictly without any obligation. Contact us on Bradford (01274) 880019.

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		89
(69-80) C	77	
(55-68) D		
(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