

Peter David

Properties Ltd

Residential Sales and Lettings



19 Clare Crescent

Bradford, BD12 8LD

Offers Over £185,000



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Wyke, Bradford, BD12 8LD

Offers Over £185,000



Welcome to Clare Crescent, a charming property located on a quiet cul-de-sac in Wyke, just minutes from local amenities, close to the train station and near good schools. The property offers extensive views from the rear, with a pleasant garden and single garage, as well as a driveway providing off-road parking. The house itself offers boasts spacious and neutrally decorated rooms filled with natural light. Internally comprising: an entrance hallway, a living room, a kitchen diner, three bedrooms and a bathroom. This property offers good-sized and yet easy-to-maintain accommodation that is ready to move into - book your viewing today!

*** This property is now sold subject to contract and viewings have ceased. The vendor will not consider other offers whilst conveyancing is underway. ***

Entrance Hallway

From the front of the property, the entrance has a composite front door and a staircase to the first floor accommodation.

Kitchen Diner

A good-sized kitchen diner with white wall and base units, an inset stainless steel sink and drainer and space for free-standing appliances. Benefiting from white tiled splashback, a useful cupboard housing the boiler and electrics.

Living Room

A good sized living room with a window to the front aspect. The focal point is the gas fire with a black hearth and back.

Landing

Window to the side elevation.

Bathroom

A modern bathroom with aqua-board wall tiling and a three piece suite, comprising: a WC, a hand basin and a bath with an over-head shower. There is a corner, wall-mounted mirrored vanity unit and a grey heated towel rail. Benefiting from a spotlight ceiling.

Bedroom One

A large double bedroom with space for wardrobes and a window to the front elevation.

Bedroom Two

A double bedroom with fitted wardrobes and shelving. Window to the rear elevation.

Bedroom Three

A single bedroom with a window to the front elevation.

External

To the front of the property there is a lawn and a long driveway providing off-road parking. The driveway leads to the single garage and the rear garden. To the rear there is a lawn and a decked area, offering impressive and far-reaching views.

Viewings

Viewings are strictly by appointment only. Please contact Peter David Properties.

Directions

For Satnav please use the postcode BD12 8LD

Mortgages

We recommend KB Mortgage Services, on hand to discuss all of your mortgage and protection needs. Kate, the founder of KB Mortgage Services, is

available both in branch and through home visits - if you would like to arrange an appointment contact us today.

DISCLAIMER

1. **MONEY LAUNDERING REGULATIONS:** Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. **General:** While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. **Measurements:** These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. **Services:** Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service

reports before finalising their offer to purchase.

5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER PETER DAVID PROPERTIES NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.



Road Map



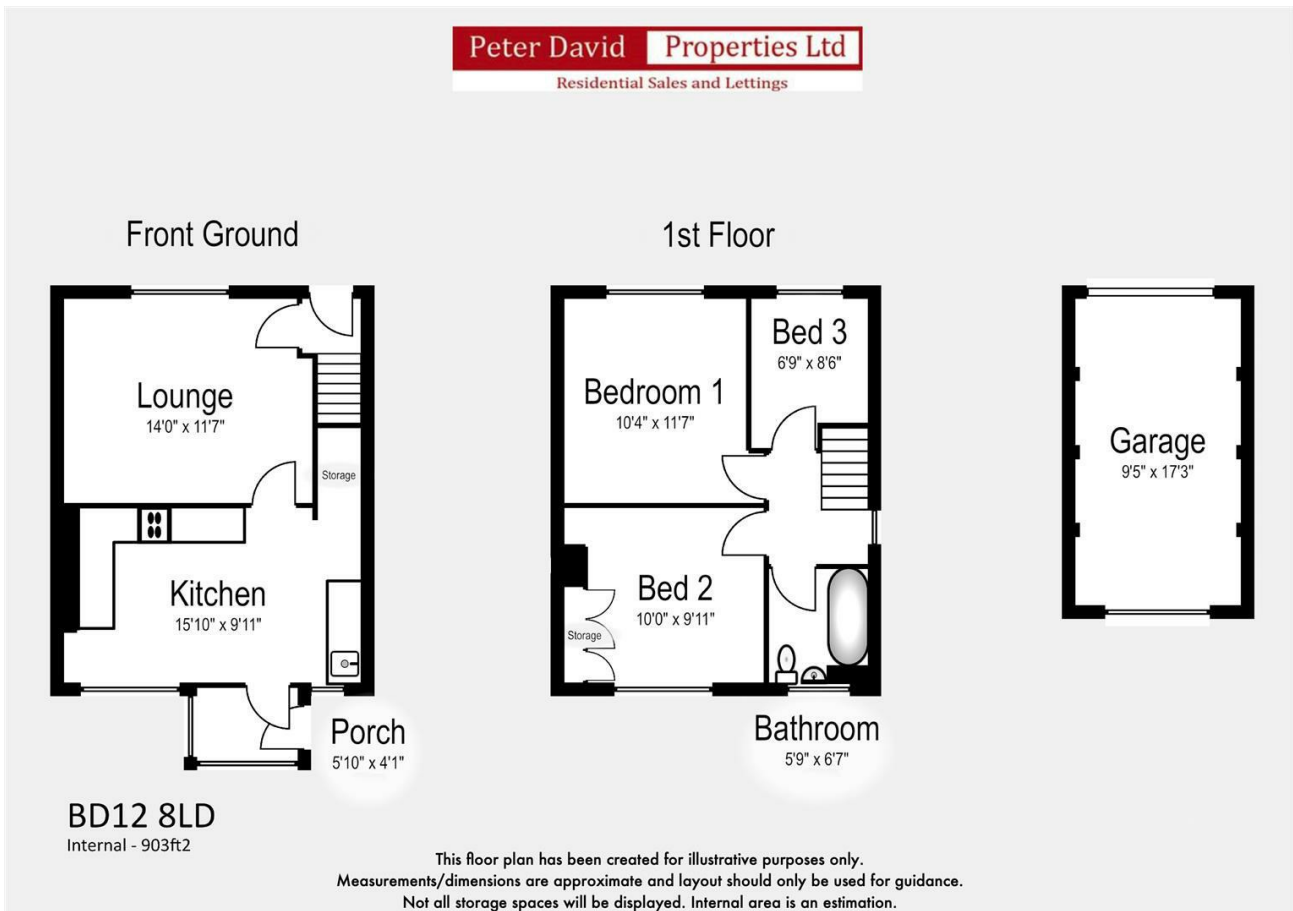
Hybrid Map



Terrain Map



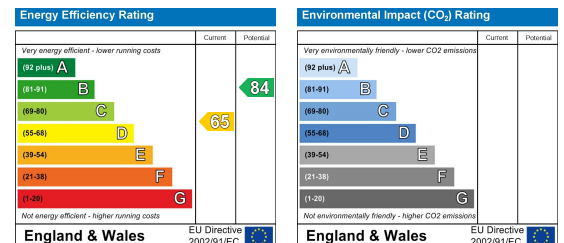
Floor Plan



Viewing

Please contact us on 01484 719191 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are for guidance only and do not constitute any part of a contract. No person within the company has the authority to make or give any representation or warranty in respect of the property. All measurements are approximate and for illustrative purposes only. None of the services and fittings or equipment have been tested. These particulars whilst believed to be accurate should not be relied on as statements of fact, and purchasers must satisfy themselves by inspection or otherwise as to their accuracy. Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract.