



www.whitneys.co.uk

5 Spring Street

- THREE BEDROOM MID-TERRACED PROPERTY
- IDEAL FOR FIRST TIME BUYERS
- POPULAR LOCATION
- SPACIOUS LIVING SPACE

Offers In Region Of £180,000
EPC Rating '70'





Property Description

DESCRIPTION

Nestled in a popular residential location, this charming three-bedroom mid-terrace home offers spacious and versatile accommodation, full of character and ready to make a wonderful family home or investment opportunity.

The property briefly comprises two generous reception rooms, both offering bright and welcoming living spaces with charming original features and plenty of natural light, creating a warm and homely feel throughout. The fitted kitchen provides ample storage and workspace, with access to the small enclosed rear garden- ideal for low-maintenance outdoor seating or a private courtyard space.

Upstairs, there are three well-proportioned bedrooms, offering flexibility for families, guests, or home working, along with a family bathroom fitted with a three-piece suite.

Externally, the property benefits from attractive kerb appeal to the front and a small rear garden, perfect for those wanting outdoor space without the upkeep. Located close to the local amenities, schools,



transport links and within easy reach of nearby town centres, this character-filled home offers excellent convenience alongside traditional charm.

LIVING ROOM

A spacious and characterful living room featuring a striking stone fireplace with inset gas fire, creating a charming focal point to the room. Exposed dark timber ceiling beams add warmth and traditional character, while the neutral decor and large floor space provide a bright and versatile setting for both relaxing and entertaining. The room benefits from fitted carpet, wall lighting points, and a pleasant open feel, making it an inviting main reception space within the home.



KITCHEN

A modern fitted kitchen offering a practical and stylish space, complete with a range of wall and base units providing ample storage and worktop space. Features include an integrated electric oven with four-ring hob and stainless steel extractor hood, stainless steel sink with drainer positioned beneath the window for natural light, neutral finished that create a bright and clean feel. The kitchen also offers access to the rear garden and provides an ideal space for everyday cooking and convenience.



SECOND RECEPTION ROOM

A charming second reception room offering versatile space ideal for use as a dining room, snug or additional living space. Full of character, the room features exposed ceiling beams, a decorative stone archway, and neutral decor that enhances the bright and welcoming atmosphere. The generous floor space allows for flexible furniture arrangements, while the open access through to the kitchen creates a practical flow for everyday living and entertaining.

MASTER BEDROOM

A spacious and bright master bedroom offering comfortable proportions and a calm, neutral finish throughout. The room benefits from a large window allowing plenty of natural light, creating an airy and welcoming atmosphere, while fitted carpet adds warmth and comfort underfoot.



BEDROOM 2

Bedroom 2 is a well-proportioned room offering flexible use as a guest bedroom, child's room, or home office. The room benefits from natural light from the rear-facing window, fitted carpet, and a pleasant sense of privacy. Character is added through the feature wallpaper and neutral tones, while the space comfortably accommodates essential bedroom furniture, making it a practical and versatile second bedroom.



BATHROOM

A well-presented bathroom fitted with a modern suite, including a panelled bath with overhead shower, wash basin and WC. Fully tiled walls and a window provide a clean, bright and practical space.

EXTERIOR

Externally, the property benefits from a low-maintenance rear yard providing a practical outdoor space.

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.

CALLANDER MORTGAGE SOLUTIONS: *Need mortgage advice?* Why not let our specialist, in-house mortgage team look after you and do the hard work for you...

Navigating the world of mortgages can be a daunting prospect. Callander Mortgage Solutions Ltd have access to a huge panel of lenders and are here to help and guide you every step of the way.

Have you seen the perfect property? Is time of the essence? Or have you had bad credit? Give the independent experts a call, today and ask about the limited offer "**Fee Free Whitney's**" packages!

CONVEYANCING: *Buying or selling a property? Need a fast, professional property lawyer to help you with your sale or purchase? Or both?*

Elliott James Legal Ltd are a trusted and respected law firm, specialising in all aspects of residential conveyancing and property matters. With local offices and more, why not benefit from our in-house relationship and ask us to introduce you to their friendly and supportive team of legal experts. **Get your no-obligation quote today!**

BUYERS CLUB: The sales market can be extremely competitive and fast-moving, but we can give buyers who join the Buyers Club exclusive access to Pre-Market Listings. Seize the opportunity and be the first to view our up and coming properties.

Members of the Buyers Club stay ahead of the competitive market by viewing homes before they reach the open market.

RENT-A-HOUSE: Thinking of renting your HOUSE? FLAT? Contact (01274) 880019 for further details.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		