

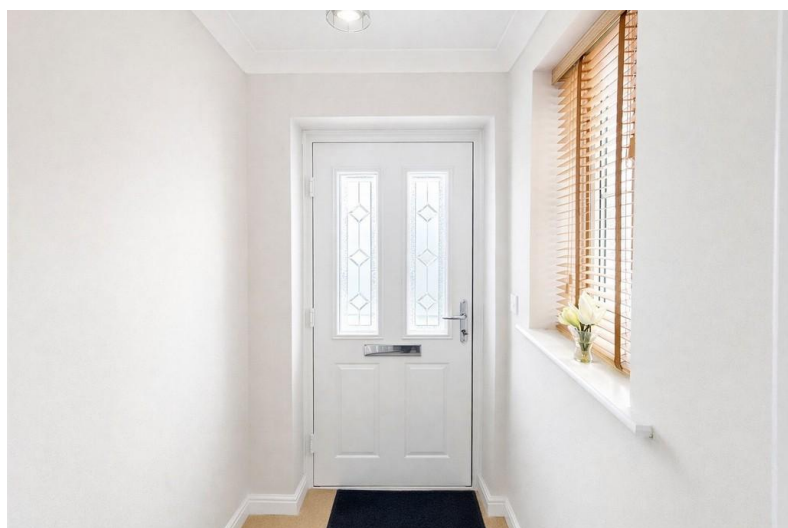


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9 Oakhall Park

- FOUR-BEDROOM DETACHED HOUSE
- PRIVATE DRIVEWAY AND INTEGRAL GARAGE
- SOUGHT-AFTER LOCATION
- IDEAL FAMILY HOME

Offers In Region Of £319,950
EPC Rating '70'





Property Description

DESCRIPTION

Located in a sought-after and family-friendly area, this attractive four-bedroom detached home offers generous and well-planned accommodation, perfect for modern family living.

To the front, the property benefits from a private driveway providing ample off-road parking and access to the garage. A welcoming entrance hallway leads through to a bright and spacious living room, which flows seamlessly into the dining room, creating an excellent open-plan space ideal for both everyday living and entertaining. From the dining area, doors open into a light-filled conservatory overlooking the rear garden – a wonderful additional reception space perfect for relaxing year-round.

The kitchen is separate from the reception areas and offers ample worktop and storage space, making it a practical and functional heart of the home. A separate utility room provides further convenience and additional storage.

Upstairs, there are three good-sized bedrooms offering comfortable accommodation for family members or guests. The fourth bedroom is ideal as a nursery,



home office, or dressing room, providing flexibility to suit your needs. A well-appointed family bathroom completes the first-floor layout.

The property also benefits from a loft which is partly boarded and accessed via a loft ladder from the landing, offering useful additional storage space.

Externally, the property enjoys a generous rear garden, mainly laid to lawn with space for outdoor dining and entertaining – perfect for families and summer gatherings.

Combining spacious interiors, versatile living areas, and a desirable location, this impressive detached home represents an excellent opportunity for growing families.

Early viewing is highly recommended.

FRONT ENTRANCE

3' 1" x 3' 1" (0.94m x 0.94m) A bright and welcoming entrance featuring crisp neutral décor and a part-glazed door that fills the space with natural light. A side window with fitted blinds enhances privacy, creating a smart and inviting first impression.

LIVING ROOM/DINING ROOM

19' 1" x 27' 0" (5.82m x 8.23m) A spacious and beautifully maintained open-plan living and dining area, finished in soft neutral tones to create a light and airy feel. The living room centres around an attractive feature fireplace, offering a cosy focal point and plenty of space for comfortable seating. An archway leads through to the dedicated dining area, ideal for family meals and entertaining, while the layout allows natural light to flow effortlessly from front to back.

CONSERVATORY

12' 1" x 11' 1" (3.68m x 3.38m) Accessed from the dining room, the conservatory provides a fantastic additional reception space with delightful garden views. Surrounded by windows and patio doors, the room is flooded with natural light, creating a bright and versatile area ideal for relaxing, hobbies or entertaining guests, with easy access out to the rear.

KITCHEN

12' 1" x 7' 1" (3.68m x 2.16m) A stylish and well-appointed kitchen fitted with a range of modern units and complemented by warm wood worktops. Integrated appliances and ample storage make this a highly practical space, while the breakfast bar provides a convenient area for casual dining. A rear window and door offer plenty of natural light and direct access out to the garden, ideal for everyday life and entertaining.

UTILITY ROOM

9' 1" x 9' 1" (2.77m x 2.77m) A practical and well-organised utility space providing additional worktop area and storage, perfect for laundry and household tasks. With room for appliances and wall-mounted cabinetry, the layout helps keep the main kitchen clutter free whilst offering excellent everyday convenience.





DOWNSTAIRS TOILET

3' 1" x 4' 1" (0.94m x 1.24m) A useful ground floor WC fitted with a modern white suite including a handwash basin and low-level toilet. A frosted window provides natural light while maintaining privacy, making it ideal for guests and day-to-day convenience.

MASTER BEDROOM

10' 1" x 12' 4" (3.07m x 3.76m) A generously sized master bedroom offering a calm and comfortable retreat, complete with extensive fitted wardrobes providing excellent storage. The room easily accommodates a large bed while maintaining a light and airy feel. A door leads directly to the ensuite, adding everyday convenience and a touch of luxury.



ENSUITE

8' 1" x 4' 1" (2.46m x 1.24m) A modern ensuite shower room fitted with a contemporary white suite, comprising a pedestal hand wash basin, WC and a walk in shower with glass enclosure. Neutral tiling and a chrome heated towel rail create a fresh, stylish finish while frosted window provides natural light and privacy.

BEDROOM 2

9' 9" x 11' 1" (2.97m x 3.38m) A well-proportioned second bedroom featuring fitted wardrobes to maximise storage while allowing space for additional furniture. Neutral decor and a large window create a bright and comfortable room.

BEDROOM 3

8' 7" x 9' 9" (2.62m x 2.97m) A comfortable third bedroom presented in neutral tones, offering a bright and versatile space suitable to a variety of needs.



BATHROOM

6' 1" x 5' 1" (1.85m x 1.55m) A stylish family bathroom fitted with a modern suite comprising a panelled bath with a shower over and glass screen, hand wash basin and WC. Contemporary tiling and a chrome heated towel rail complete the space, while the frosted window provides natural light and privacy.

BEDROOM 4

9' 9" x 6' 2" (2.97m x 1.88m) A versatile room currently arranged as a home office, featuring fitted furniture that provides excellent storage and workspace. A window allows for plenty of natural light, creating a pleasant and practical environment ideal for remote working, hobbies, dressing room or an additional bedroom.



EXTERIOR

To the front, the property enjoys attractive kerb appeal with a well-maintained lawn, driveway parking and access to an integral garage.

To the rear, a generous enclosed garden offers a paved patio area ideal for outdoor dining and entertaining, leading up to a neatly kept lawn bordered by fencing and mature hedging, providing both privacy and a pleasant outlook.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C		
(55-68) D	70	
(39-54) E		
(21-38) F		

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.

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