



www.whitneys.co.uk

31 Oakleigh Avenue

- THREE BEDROOM DETACHED BUNGALOW
- PRIVATE DRIVEWAY
- POPULAR LOCATION
- IN NEED OF MODERNISATION

Offers In Excess Of £260,000
EPC Rating '65'





Property Description

DESCRIPTION

Situated in a highly sought-after residential location, this three-bedroom detached bungalow offers spacious and versatile accommodation, presenting an excellent opportunity for buyers looking to modernise and create a home to their own taste. Occupying a generous plot with beautifully maintained gardens, ample off-road parking and a garage, the property offers fantastic potential throughout.

The accommodation is entered via a bright conservatory, providing a welcoming entrance and a pleasant place to sit overlooking the garden. From here, the hallway gives access to the rest of the home, including a spacious living room featuring a bay window and an attractive fireplace, creating a warm and inviting focal point. The fitted kitchen offers a good range of wall and base units with ample worktop space.

There are three well-proportioned bedrooms, including two generous double bedrooms and a versatile third bedroom which could also be utilised as a home office, nursery or hobby room to suit individual needs.



Completing the accommodation is a recently modernised shower room fitted with a contemporary white suite and walk-in shower.

Externally, the property enjoys beautifully maintained lawned gardens to both the front and rear, with access around the entire property. A generous block-paved driveway provides ample off-road parking and leads to the attached garage, while a separate outbuilding offers excellent additional storage or potential to be converted into a home office, subject to any necessary consents.

Requiring a degree of modernisation but offering generous living space, a superb plot and excellent potential, this detached bungalow presents a fantastic opportunity for buyers to create a home tailored to their own tastes in a desirable residential location.



CONSERVATORY

10' 08" x 8' 03" (3.25m x 2.51m) A bright and welcoming conservatory serves as the main entrance to the property, creating an attractive first impression. Surrounded by windows, the space enjoys an abundance of natural light and pleasant views over the garden, making it versatile area that can also be used as a relaxing seating space. A door leads through into the central hallway, providing access to the main accommodation.

KITCHEN

10' 09" x 8' 02" (3.28m x 2.49m) The fitted kitchen is well-proportioned and offers an excellent range of wall and base units, complemented by generous worktop space and tiled splashbacks. Incorporating an integrated double oven, gas hob with extractor above, stainless steel sink and drainer and space and plumbing for additional appliances, the room is both practical and functional. A large window overlooks the rear of the property, allowing plenty of natural light, while the layout provides ample storage and workspace. Although well maintained, the kitchen offers scope for modernisation to suit individual tastes.



LIVING ROOM

14' 03" x 11' 10" (4.34m x 3.61m) The spacious living room is bright and welcoming, enjoying an abundance of natural light from the large front-facing bay window. Centred around an attractive feature fireplace, the room offers ample space for a range of furniture, creating a comfortable setting for everyday living and entertaining. Well maintained throughout, the living room provides generous proportions and offers excellent scope for cosmetic modernisation to suit individual needs.



BEDROOM 1

8' 09" x 9' 02" (2.67m x 2.79m) A spacious double bedroom featuring a large window that allows plenty of natural light to fill the room. The bedroom benefits



from an extensive range of fitted bedroom furniture, including wardrobes, overhead storage, bedside cabinets and display shelving, providing excellent built-in storage. Offering ample space for additional furniture if required, the room is well presented and provides a comfortable and practical master bedroom.

BEDROOM 2

12' 2" x 7' 11" (3.71m x 2.41m) A further generous double bedroom, tastefully decorated in neutral tones and enjoying plenty of natural light from the rear-facing window. The room benefits from fitted wardrobes providing useful built-in storage, while offering ample space for additional bedroom furniture. Well presented throughout, this is a comfortable and versatile room, ideal as a guest bedroom or second double bedroom.



SHOWER ROOM

6' 04" x 5' 04" (1.93m x 1.63m) The shower room has been tastefully modernised and is finished to a high standard, featuring contemporary marble-effect wall panelling for a sleek and low-maintenance finish. Fitted with a walk-in shower enclosure, vanity hand wash basin with storage beneath and a WC, the room is both stylish and practical. A frosted window provides natural light while maintaining privacy, completing this bright and modern space.

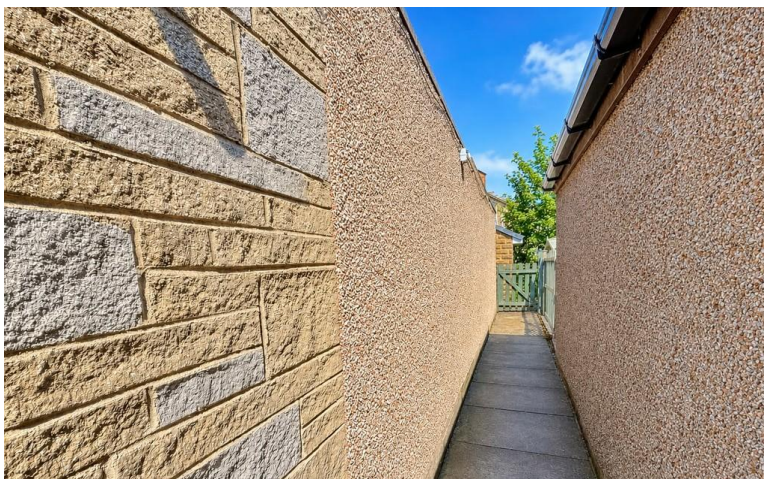


BEDROOM 3

9' 11" x 7' 01" (3.02m x 2.16m) A well-proportioned third bedroom offering flexibility for a range of uses, including a guest bedroom, home office or hobby room. The room benefits from a large front-facing window allowing plenty of natural light and provides space for bedroom furniture. Neutral decor offers an excellent blank canvas for buyers to personalise.

EXTERIOR

The property occupies a generous plot with well-maintained gardens, a block paved driveway providing ample off-road parking and a garage. To the rear of the property is mainly lawn with a paved seating areas and mature planting. A detached brick outhouse offers excellent storage and excellent potential to create a home office, studio or hobby room.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	65 D	74 C
39-54	E		
21-38	F		
1-20	G		

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.