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22 Ollerdale Avenue

- THREE-BEDROOM DETACHED HOME
- BEAUTIFULLY FINISHED THROUGHOUT
- OPEN LIVING AND DINING SPACE
- PRIVATE REAR GARDEN

Offers In Region Of £349,995
EPC Rating '57'





Property Description

DESCRIPTION

Situated in a highly sought-after residential location, this beautifully presented three-bedroom detached family home offers spacious and stylish accommodation throughout, perfectly suited to modern family living. Boasting two contemporary bathrooms, a stunning open-plan dining kitchen, utility room, integral garage, generous double driveway and attractive landscaped gardens, the property is ready to move straight into. The accommodation briefly comprises a welcoming entrance hallway leading to a bright and spacious lounge, where a feature fireplace creates an attractive focal point and a large bay window allows an abundance of natural light to fill the room. The heart of the home is the impressive open-plan dining kitchen, beautifully fitted with a comprehensive range of shaker-style units, quality worktops, integrated appliances and striking central island with breakfast seating. The kitchen flows seamlessly into a bright dining area overlooking the rear garden, creating an excellent space for both everyday family life and



entertaining. A separate utility room provides additional storage, appliance space and convenient external access.

To the first floor are three well-proportioned bedrooms, including a generous master bedroom with ample space for freestanding furniture, served by stylish contemporary shower room. The remaining two bedrooms are both well-sized and are complemented by a spacious four-piece family bathroom incorporating a bath, separate shower enclosure, hand wash basin and bidet. Externally, the property enjoys excellent kerb appeal with a neatly maintained front lawn, mature planting borders and a double-width driveway providing ample off-road parking together with a garage. To the rear, the recently landscaped garden is a particular feature, offering an extensive patio, raised seating areas and low-maintenance borders, creating a fantastic outdoor space for relaxing, dining and entertaining.

LIVING ROOM

The spacious lounge is a bright and welcoming reception room, beautifully presented in a contemporary neutral colour scheme. A large front-facing window floods the room with natural light, while an attractive feature fireplace provides a stylish focal point. Offering ample space for a range of seating furniture, the room creates a comfortable setting for both relaxing and entertaining, with soft carpeting adding warmth and a cosy finish.

KITCHEN

The stunning open-plan dining kitchen forms the heart of the home, finished to an exceptional standard with a contemporary range of shaker-style units complemented by quality work surfaces and a striking central island incorporating a breakfast bar and integrated gas hob. Integrated double ovens, ample storage and generous preparation space make it both practical and stylish, while large windows flood the room with natural light. The kitchen also benefits from a separate utility room, providing additional storage, laundry facilities and access to the rear of the property.

Open to the kitchen, the dining area offers a bright and inviting space for everyday family meals and entertaining. With ample room for a dining table and chairs, the vaulted ceilings enhances the sense of space, while a large window and doors opening to the garden allow natural light to pour in, creating an attractive setting overlooking the outdoor space.

DOWNSTAIRS SHOWER ROOM

The ground floor shower room is fitted with a white three-piece suite comprising a walk-in shower, pedestal hand wash basin and WC. Fully tiles wall and flooring provide a practical, low maintenance finish, while a frosted window allows natural light and



ventilation. Completing the room is a heated towel rail, wall-mounted storage cupboard and fitted mirror, creating a functional shower room ideal for guests or everyday family use.

MASTER BEDROOM

The spacious master bedroom provides a calm and relaxing retreat, beautifully presented with neutral decor and soft carpeting throughout. Generous proportions allow ample space for a king-size bed and additional freestanding furniture, while a large front-facing window fills the room with natural light. Finished in a contemporary style, the room offers an elegant and versatile space, ideal for modern family living.



BEDROOM TWO

Bedroom Two is a generous double bedroom, beautifully presented with neutral decor and soft carpeting throughout. A large window provides excellent natural light while overlooking the rear garden, creating a bright and peaceful atmosphere. Offering ample space for a double bed and additional furniture, the room is ideal as second bedroom or guest accommodation.

BATHROOM

The family bathroom is generously proportioned and well appointed, featuring a four-piece suite comprising a panelled bath, separate walk-in shower enclosure, pedestal hand wash basin and WC, with the added benefit of a bidet. Complemented by attractive tiled walls and flooring, recessed ceiling spotlights and a heated towel rail, the room offers a bright and practical space for everyday family living. Two frosted windows provide excellent natural light while maintaining privacy.



BEDROOM 3

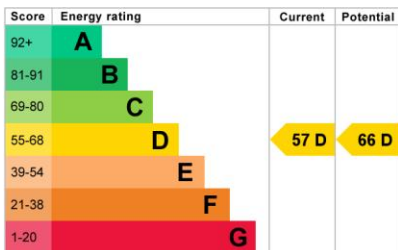
Bedroom Three is a well-presented single bedroom, finished in neutral decor with soft carpeting and a pleasant outlook through a large window that fills the room with natural light. Offering flexibility to suit a range of needs, it would make an ideal child's bedroom, nursery, dressing room or home office.



EXTERIOR

Externally, the property enjoys excellent kerb appeal, with a well-maintained lawned front garden complemented by mature shrubs, established planting an attractive stone facade. A double-width driveway provides ample off-road parking and leads to an integral garage.

To the rear, the property boasts a beautifully landscaped, low-maintenance garden designed for outdoor entertaining. A generous patio offers plenty of space for seating and dining.



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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