





Oakleigh Grove, Clayton, Bradford

Fixed Price £299,950 Freehold

Beautifully renovated detached bungalow offering bright, modern living throughout. Features include spacious lounge, contemporary fitted kitchen, two double bedrooms, versatile box room, stylish shower room, private rear garden, driveway, garage, gas central heating, double glazing and loft storage.

Beautifully Finished Throughout | Garage | Off-road parking | Situated in quiet cul-de-sac | Spacious Living Space | Three Bedroom Detached Bungalow | Solar Panels |

01274880019
sales@whitneys.uk.com

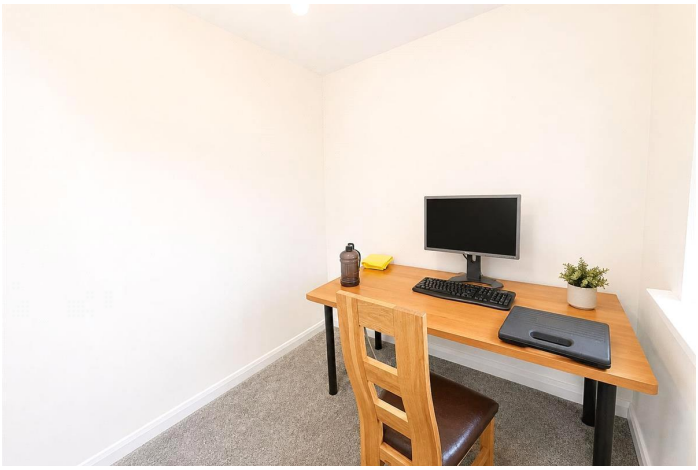
Est 1947 WHITNEYs PROPERTY LTD

A superbly renovated detached bungalow offering a bright and spacious accommodation throughout, situated in a pleasant residential setting with attractive gardens, driveway parking and garage.
The property has been modernised to a high standard and comprises a welcoming entry, spacious lounge with a large bay window, contemporary fitted kitchen with integrated appliances and access to the garden, two well-proportioned double bedrooms and a modern shower room fitted with a stylish three-piece suite.
In addition, there is a versatile box room which would make an ideal home office, nursery, dressing room or occasional guest bedroom.
Externally. the property benefits from a lawned front garden, driveway leading to the garage, and a generous enclosed rear garden with paved seating areas and mature planting, offering a good degree of privacy.
Further benefits include an Air Source Heat Pump system (Valiant) providing heating to the property, 12 Solar Panel system, mated to a 9.7kW Battery and Electric Car charging Point, all recently installed by Eon. The Property also benefits from double glazing, a partly boarded loft with loft ladder providing useful storage space and tasteful décor throughout.

Tenure: Freehold
Parking options: Driveway, Garage
Garden details: Enclosed Garden, Private Garden









Living room

w: 5.79m x l: 3.35m (w: 19' x l: 11')

A bright and generously proportioned reception room featuring fresh neutral decor and newly fitted soft grey carpeting, creating a light and contemporary feel throughout. The spacious layout offers ample room for both lounge and dining furniture while the large bay window allows plenty of natural light to fill the space, making it ideal for relaxing and entertaining.

Kitchen

w: 3.05m x l: 2.74m (w: 10' x l: 9')

A stylish and contemporary fitted kitchen finished to a high standard, featuring a range of sleek wall and base units with complementary work surfaces and splashbacks. Integrated appliances include an eye-level oven, gas hob with extractor hood above and ample cupboard and preparation space throughout.
The room benefits from modern flooring, neutral decor and excellent natural light from the rear-facing window and external natural light from the rear-facing window and external door providing direct access to the garden. There is also space for informal dining, making it an ideal everyday family kitchen and entertaining space.

Bedroom 1

w: 3.96m x l: 3.35m (w: 13' x l: 11')

A spacious and beautifully presented principal bedroom featuring fresh neutral decor and newly fitted soft grey carpeting throughout. The room offers generous proportions with ample space for a king-size bed and additional bedroom furniture, while the large rear-window provides plenty of natural light and pleasant views over the garden, creating a bright and relaxing atmosphere.

Shower Room

w: 2.13m x l: 1.52m (w: 7' x l: 5')

A stylish and contemporary shower room fitted with a modern

three-piece suite comprising a walk-in shower enclosure with glazed screens and rainfall shower, WC and vanity hand wash basin with storage beneath. Finished with attractive neutral tiling and complementary flooring, the room also benefits from a frosted window providing natural light and ventilation, creating a bright fresh space.



Bedroom 2

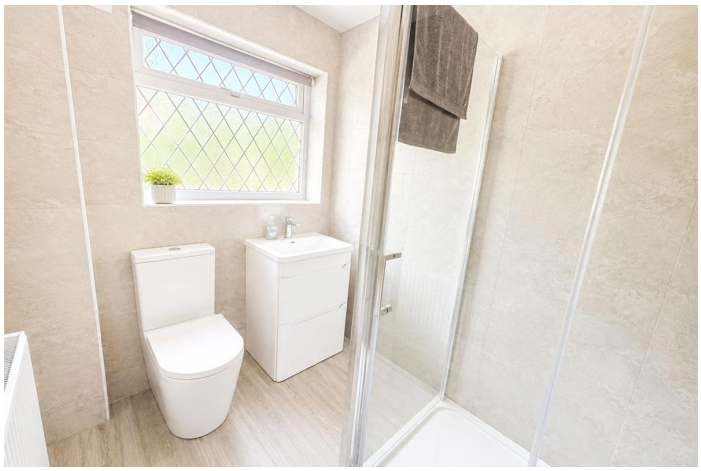
w: 3.35m x l: 2.44m (w: 11' x l: 8')

A well-proportioned second bedroom enjoying a bright and airy feel, with a large window overlooking the rear garden allowing plenty of natural light. Finished in neutral decor with soft fitted carpeting, the room offers ample space for bedroom furniture and would also lend itself well as a guest room.

Study

w: 2.13m x l: 1.83m (w: 7' x l: 6')

A versatile box room, currently presented as a home office/study, ideal for modern living and flexible use. The room benefits from neutral decor, fitted carpeting and natural light, making it well suited as a nursery, dressing room, hobby space or compact single bedroom.



Outside

Occupying a generous plot, this attractive detached bungalow benefits from well-maintained gardens to both the front and rear, offering excellent outdoor space and a high degree of privacy. To the front, there is a lawned garden, driveway providing off-road parking, an electric vehicle charging point, and access to the attached garage.

The enclosed rear garden is mainly laid to lawn with mature trees, shrubs and planted borders, creating a peaceful outdoor setting ideal for relaxing or entertaining. A paved patio and pathway run alongside the property, offering ample space for outdoor seating and easy access around the home.





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:

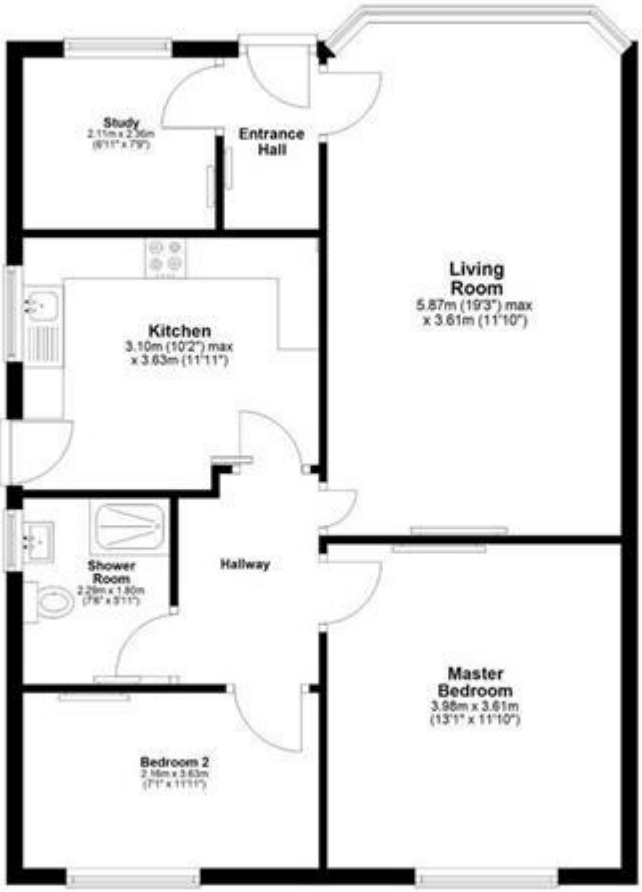
The sales market can be extremely competitive and fast-moving, but we can give buyers who join the Buyers Club exclusive access to Pre-Market Listings. Seize the opportunity and be the first to view our up and coming properties. Members of the Buyers Club stay ahead of the competitive market by viewing homes before they reach the open market.

RENT-A-HOUSE:

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

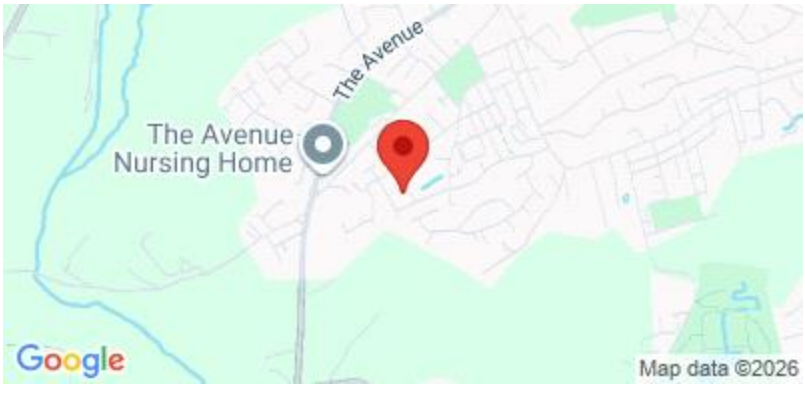
Ground Floor

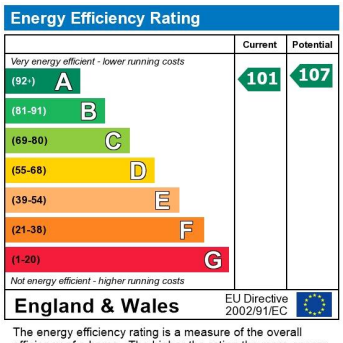
Approx. 73.6 sq. metres (791.8 sq. feet)



Total area: approx. 73.6 sq. metres (791.8 sq. feet)

DISCLAIMER: The floorplan is for illustrative purposes only. All measurements are approximate.





The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.