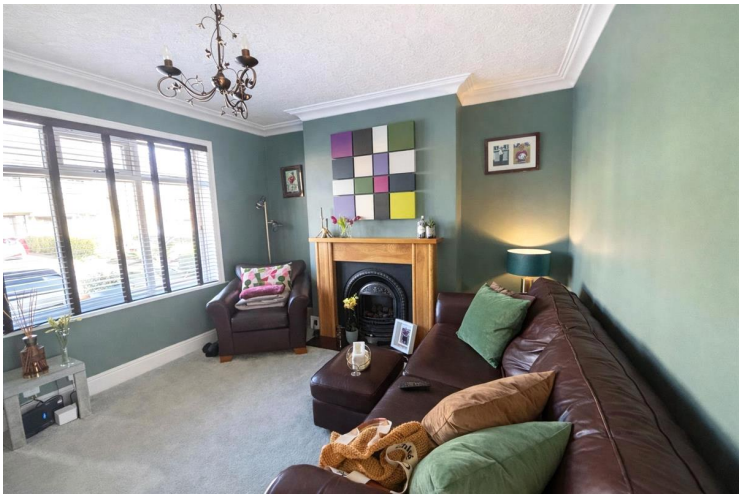






Delph Terrace, Bradford

£177,500 Freehold

Stylish three-bedroom mid-terrace home, ideal for first-time buyers or families. Features a spacious living area, modern kitchen/diner with garden access, three well-sized bedrooms, contemporary bathroom, private driveway, and a rear garden perfect for relaxing or entertaining.

Beautfully Finished Throughout | Close To Clayton Village | Close to Local Amenities | Early Viewing Advised | Ideal Family Home | Off Road Parking | Private Rear Garden | Ready To Move In | situated in a Quiet Cul-de-Sac | Three Bedroom Mid-Terrace Property |

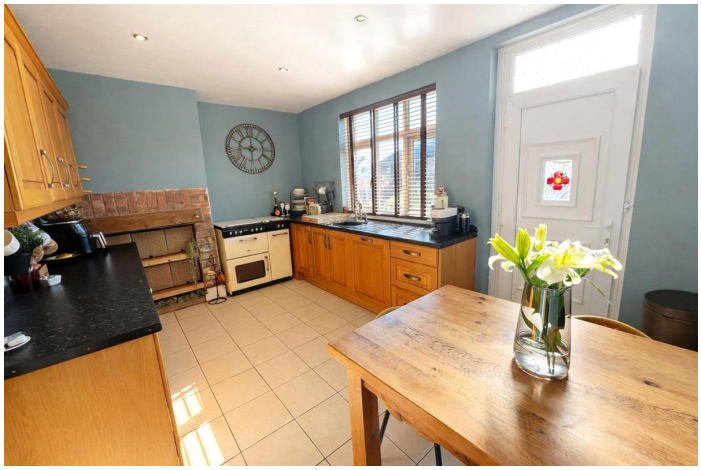
01274880019

sales@whitneys.uk.com

Est 1947 WHITNEYs PROPERTY LTD

This superbly presented three-bedroom mid-terrace property offers stylish, move-in ready accommodation, ideal for first-time buyers, families, or those looking to upsize. Finished to a high standard throughout, the home combines modern living with a warm and welcoming feel.
To the front the property benefits from a private driveway, providing convenient off-street parking.
Internally, the ground floor features a spacious living area, tastefully decorated and perfect for both relaxing and entertaining. To the rear, a modern fitted kitchen/dining space offers ample storage and workspace, with direct access to the garden- ideal for everyday living.
Upstairs there are three well-proportioned bedrooms, all presented to an excellent standard, along with a contemporary family bathroom.
Externally, the property boasts a private rear garden offering a great space for outdoor dining, entertaining, or simply enjoying the sunshine.

Tenure: Freehold









Living room
A bright and stylish living room with a large window allowing plenty of natural light. Featuring an attractive fireplace and modern decor throughout, this is a comfortable and inviting space ideal for relaxing or entertaining.

Kitchen
A spacious and well-presented kitchen/dining room, fitted with a range of wooden wall and base units complemented by contrasting worktops. The room benefits from excellent natural light via a large window and door leading to the rear garden.
Featuring a charming exposed brick recess and ample space for dining, this is a practical yet stylish space ideal for both everyday living and entertaining.

Master bedroom
A spacious and beautifully presented master bedroom, featuring a large front-facing window that fills the room with natural light. Offering ample space for furnishings, this bright and airy room is finished in neutral tones, creating a calm and relaxing environment.

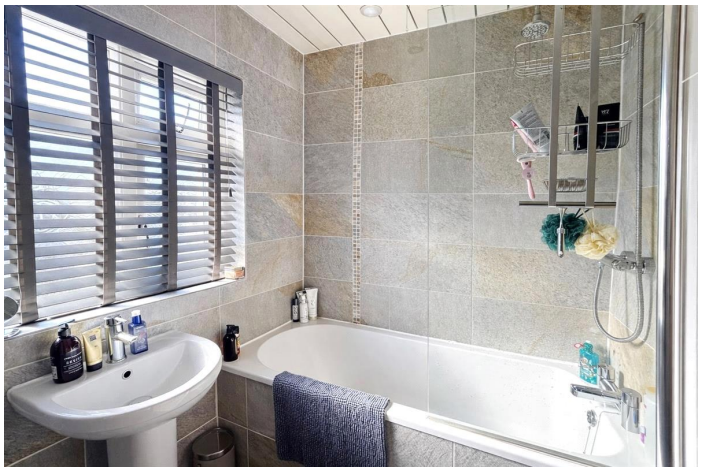
Bathroom
A modern and well-appointed bathroom fitted with three-piece suit comprising bath with overhead shower, wash hand basin and WC. Finished with stylish tiling throughout and complemented by a heated towel rail, the space also benefits from natural light via a window, creating a bright and contemporary feel.

Bedroom 2
A well-proportioned second bedroom, currently used as a home office, featuring a large window that allows for plenty of natural light. Offering a versatile space, this room is ideal as a bedroom, nursery or study, and is finished in neutral tones throughout.

Bedroom 3
A spacious and versatile loft bedroom, offering a unique layout with plenty of character. The room benefits from natural light via a velux window and provides ample floor space for bedroom furniture as well as additional storage or seating.
Ideal as a third bedroom, guest bedroom or hobby space, this well-presented room adds further flexibility to the home.

Outside

To the front, the property benefits from a private driveway providing off-street parking. To the rear, there is a well-maintained private garden, offering great space for outdoor dining and entertaining, with a good degree of privacy.









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:

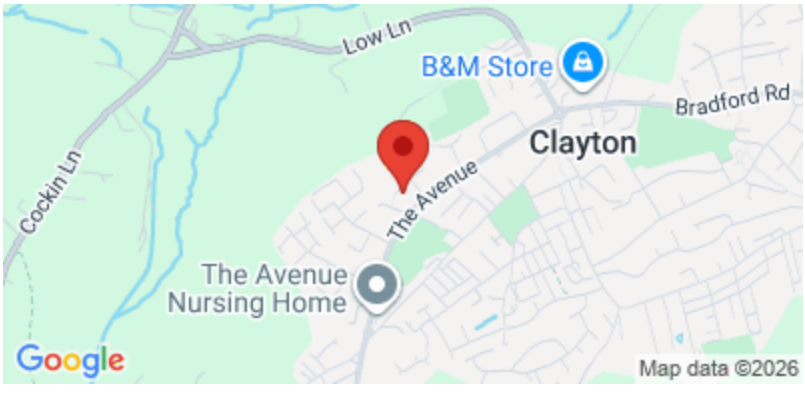
Buying or selling a property? Need a fast, professional property lawyer to help you with your sale or purchase? Or both? Elliott James Legal Ltd are a trusted and respected law firm, specialising in all aspects of residential conveyancing and property matters. With local offices and more, why not benefit 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!

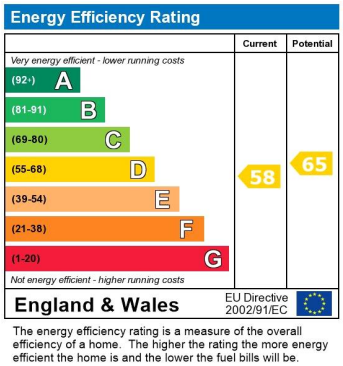
BUYERS CLUB:

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.





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.