



17 Westminster Crescent

Clayton
Bradford
West Yorkshire
BD14 6SH

3 Bedrooms
1 Bathroom
1 Reception Room

Offers in region of £179,950.00

17 Westminster Crescent, Clayton, Bradford, BD14 6SH

Spacious Three Bedroom Semi Detached Bungalow in a much sought after area of Clayton. Close to all local amenities and main bus routes. property briefly comprises: Through Lounge and Dining Area, Kitchen, Inner Hallway, Three Bedrooms, Family Bathroom. Gardens to the front and the rear. Driveway to the side with parking for 3 to 4 cars and leading to a double tandem garage. uPVC Double Glazing. Gas Central Heating.

ACCOMMODATION

ENTRANCE Via outer uPVC door through inner door to lounge.

LOUNGE/DINING ROOM 22'8 x 13'7 approx (6.91m x 4.14m approx)

Polished timber floor. Feature steel 'Living Flame' gas fire to chimney breast. Two uPVC windows. Two radiators. Door to kitchen. uPVC patio sliding doors through to conservatory.

CONSERVATORY 8'2 x 6'9 approx (2.49m x 2.06m approx)

Laminate floor. French uPVC doors to rear garden.

KITCHEN 13'8 x 9'8 approx (4.17m x 2.95m approx)

Laminate floor. Modern range of wall and base units with matching worktops. Inset stainless steel double drainer sink with mixer tap. Inset stainless steel double eye level oven, with matching hob and extractor canopy over. Integrated fridge and freezer. Automatic washer and dryer. Inset spotlights to ceiling. Two uPVC windows. Radiator. uPVC side entrance door. Radiator. Door to inner hallway.

INNER HALLWAY Laminated floor. Radiator. Door to all bedrooms. Cornice. Drop down ladder to loft.

BEDROOM ONE 11'9 x 9'8 approx (3.58m x 2.95m approx)

Cornice. Radiator. uPVC window. Door to rear garden.

BEDROOM TWO 9'9 x 11'9 approx (2.97m x 3.58m approx)

L shaped. Laminate floor. Built in wardrobes. Radiator. uPVC window.

BEDROOM THREE 9'8 x 8'8 approx (2.95m x 2.64m approx)

Cornice. Radiator. uPVC window.

BATHROOM 8'9 x 5'7 approx (2.67m x 1.70m approx)

White four piece suite with multi head shower cubicle, bath, wash hand basin and W.C. Inset spotlights to ceiling. Complementary tiling. Towel radiator. Two uPVC windows.

EXTERIOR Lawn garden to front with driveway to side with parking for 3 to 4 cars leading to an attached double tandem garage with up and over door. Enclosed lawn rear garden with timber decked area and floral sections.

DIRECTIONS: : Leave Clayton office and proceed to the roundabout taking your first turning left onto The Avenue. Proceed up The Avenue watching out for a right hand turning near the top onto Westminster Drive, then first left onto Westminster Crescent where the property can be seen via a Whitney's for sale board

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