



36 Winscar Avenue, Clayton Heights, Bradford, BD6 3WX

* OFFERED WITH NO CHAIN ** Situated on this popular and sought after residential area of Westwood Park, SUPERB CUL DE SAC POSITION is this MODERN TOWN HOUSE OFFERING ACCOMMODATION OVER THREE FLOORS. We feel this would appeal to a number of buyers in particular FTB/Young Families with the versatile living accommodation on offer within the THREE BEDROOMS with TWO EN-SUITES. Briefly comprising of a hallway, shower room, utility room and bedroom three. To the first floor there is a dining kitchen and a spacious lounge. There are two further second floor bedrooms (both with en suites). To the outside are pleasant gardens to the rear, gardens to the front parking and garage.

£205,000

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FURTHER INFORMATION Council Tax - Band C

Tenure - Freehold

MORTGAGES We recommend The Mortgage Maestro, who are whole of market mortgage brokers. They have exclusive rates that are not available on the high street. Ben is on hand to discuss all of your mortgage needs. If you would like to arrange an appointment, contact us today.

Your home may be repossessed if you do not keep up to repayments on your mortgage.

ENTRANCE HALLWAY Laminate flooring and internal access to the garage

GROUND FLOOR BEDROOM 8'7" x 7'3" (2.62m x 2.2m)

Currently utilized as home office

UTILITY ROOM Selection of wall and base units, worktops, sink and drainer, plumbing for washer, space for dryer and door leading to the rear gardens

SHOWER ROOM Shower cubicle sink and w/c.

INTEGRAL GARAGE Some may look to convert into additional accommodation (subject to the relevant permissions).

FIRST FLOOR

LOUNGE 17'5" x 14'8" (5.3m x 4.47m)

Good size lounge with pleasant outlook, 2 windows.

DINING KITCHEN 14'5" x 10' (4.4m x 3.05m)

Fitted kitchen with a selection of wall and base units worktops, sink and drainer, integrated dishwasher, oven hob and extractor.

SECOND FLOOR

BEDROOM ONE 12'1" x 12'7" (3.68m x 3.84m)

Good size main bedroom with fitted wardrobes

EN-SUITE BATHROOM Panelled bath, sink and w/c

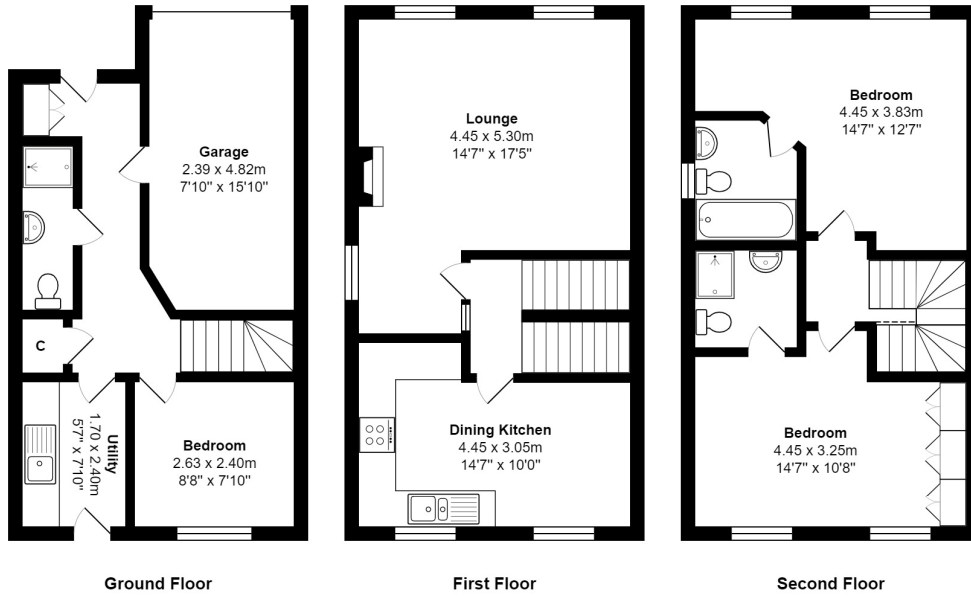
BEDROOM TWO 12'7" x 9'3" (3.84m x 2.82m)

EN- SUITE SHOWER ROOM Shower cubicle, sink and w/c

OUTSIDE Lovely enclosed gardens to the rear that are well stocked with mature shrubs, patio seating area. Open aspect to the front with driveway leading to garage

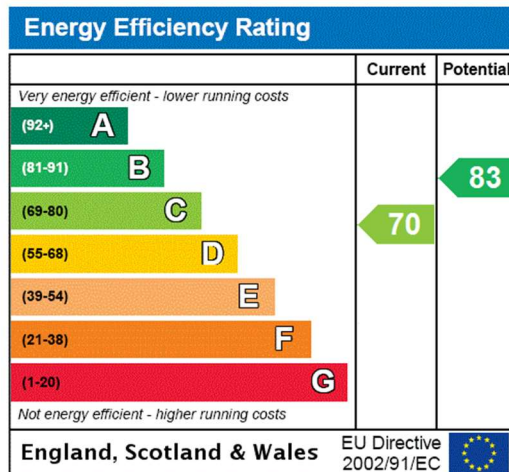
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance you should obtain independent verification, or we will be pleased to check them for you. These sales particulars do not constitute a contract or part of a contract.





Total Area: 111.2 m² ... 1197 ft²

All measurements are approximate and for display purposes only



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