



## 39 Winscar Avenue, Clayton Heights, Bradford, BD6 3WX

\*\*\* STUNNING EXAMPLE OF ITS TYPE \*\*\* ONLY UPON INTERNAL INSPECTION CAN THIS EXECUTIVE DETACHED BE TRUELY APPRECIATED \*\*

Having undergone intensive refurbishment over recent months this lovely FAMILY SIZE HOME is sat on one of the most enviable plots within Westwood Park, Clayton Heights. In brief the property comprises: entrance hallway with open stairs to first floor, lounge, dining room, study room, cloakroom, SUPERB well equipped dining kitchen, utility and dining area. FOUR BEDROOMS with master en-suite and fitted furniture throughout the rooms plus family bathroom. Externally, the grounds are to be admired with stunning gardens that have a southerly aspect and double garage. Benefitting further from all windows, doors and patio door fitted 2022, fully alarmed, kitchen, cloakroom fitted 2022 and so much more! The plot lends itself to a vast amount of opportunities including extensions (subject to permissions). Located within this highly sought after area which is ideal for many amenities, commute to neighbouring towns and cities plus walks through the nearby parks.

Viewing is strictly by appointment only. One not to be missed.

**£395,000**

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## **ENTRANCE HALLWAY**

Inviting entrance hallway with open stairs to first floor and useful store.

## **LOUNGE**

Formal reception room, recently decorated with feature fire surround and gas fire (fitted 2020).

## **STUDY ROOM**

Just off for the hallway.

## **CLOAKROOM**

Recently installed with vanity style sink and w/c.

## **DINING ROOM**

Lovely dining area for family entertainment with patio doors leading to the rear.

## **KITCHEN**

Impressive fitted kitchen, well equipped and recently fitted with an array of wall and base units finished in high gloss dove grey, plenty of workspace and all integrated appliances to include dishwasher. Eye level double oven, gas hob and extractor. Free standing fridge freezer (open to separate negotiation).

## **UTILTY ROOM**

Following through from the kitchen with base units finished in dove grey, plumbing for washer, space for dryer, sink and drainer, external access to the gardens.

## **FIRST FLOOR**

Landing area with loft access.

## **MASTER BEDROOM**

Quality fitted bedroom furniture throughout with access to master en-suite.

## **BEDROOM TWO**

Great size double bedroom again with fitted bedroom furniture.

## **BEDROOM THREE**

Fitted Bedroom Furniture.

## **BEDROOM FOUR**

Ideal single bedroom having the benefit of a built in bed with storage and matching fitted furniture.

## **FAMILY BATHROOM**

Stunning family bathroom with three piece white suite, shower over bath and screen, vanity style sink and w/c.

## **OUTSIDE**

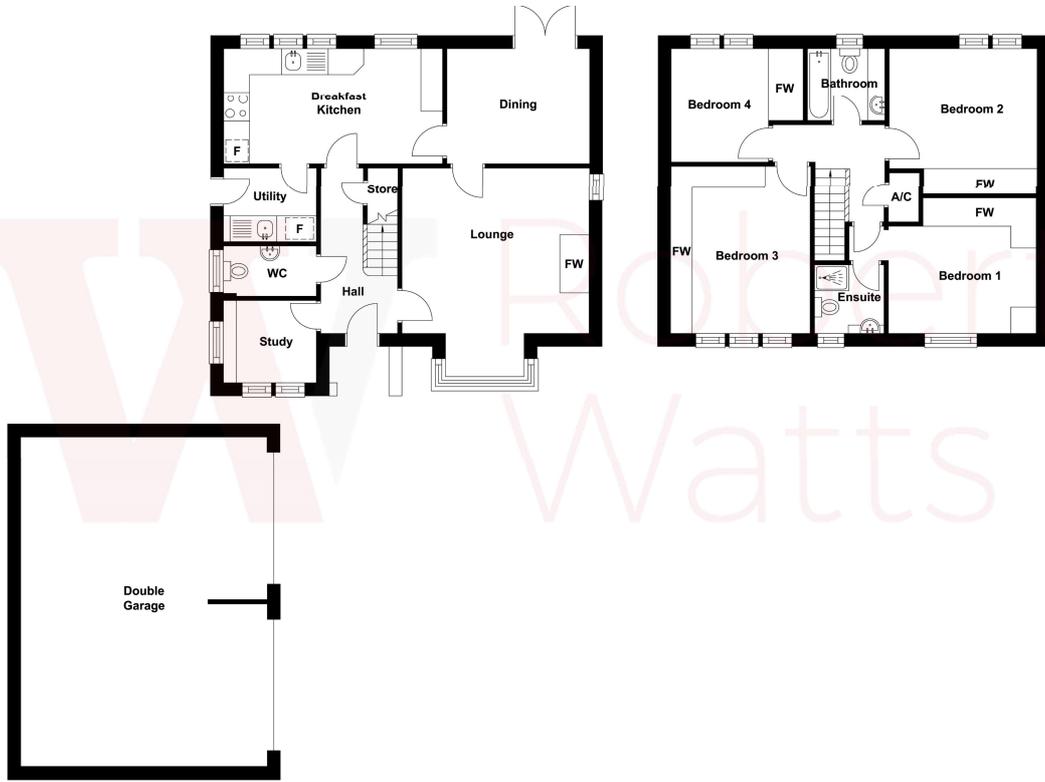
Sat on an enviable plot, tucked back in the cul de sac, with ample parking and DOUBLE GARAGE. The grounds have been well maintained over the years and offer a great space for family entertaining. Offering seating areas to all sides, ornamental pond, and mature shrubs with planting areas. Can only be appreciated upon viewing.

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.



Ground Floor

First Floor



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>	<b>75</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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