



## 5 Whitehaven Close, Woodside, Bradford, BD6 2QU

**\*\* OFFERED WITH NO CHAIN \*\* CUL DE SAC LOCATION \*\* POPULAR STYLE OF SEMI DETACHED \*\***

Viewing is strongly advised for this Ex local Authority semi detached with offers spacious accommodation throughout within the THREE BEDROOMS on offer. To the ground floor is a pleasant lounge with dual aspect windows and good size dining kitchen. Externally are large gardens to the front and rear with plus off road parking. In need of some cosmetic updating we feel this is an ideal purchase for those looking to step on the ladder.

**£140,000**

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### ENTRANCE HALL

Stairs to first floor

### LIVING ROOM 19'10" x 11'4" (6.05m x 3.45m)

Good size reception room with dual aspect windows allowing plenty of natural light, feature fireplace

### DINING KITCHEN 17'8" x 7'9" (5.38m x 2.36m)

Selection of wall and base units, worktops with sink and drainer, plumbing for washer and space for cooker. Area for dining with under stair store cupboard and pantry.

### FIRST FLOOR

Landing area with loft access via a pull down ladder. Part boarded.

### BEDROOM ONE 11'2" (3.4) x 11'3" (3.43) plus recess

Store Cupboard

### BEDROOM TWO 11'5" x 13'10" (3.48m x 4.22m)

### BEDROOM THREE 8'4" x 7'11" (2.54m x 2.41m)

### BATHROOM

Bath and sink with separate w/c

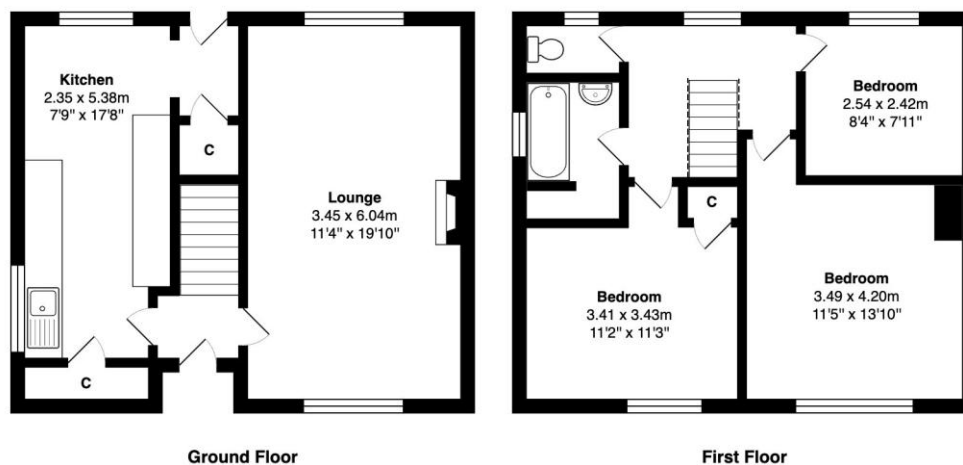
### OUTSIDE

Good size gardens to the front, driveway to the side with additional grass verge to the front of the property. To the rear are larger than expected mature gardens with bedding borders, an array of fruit trees gardens shed and greenhouse plus patio seating area.

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.

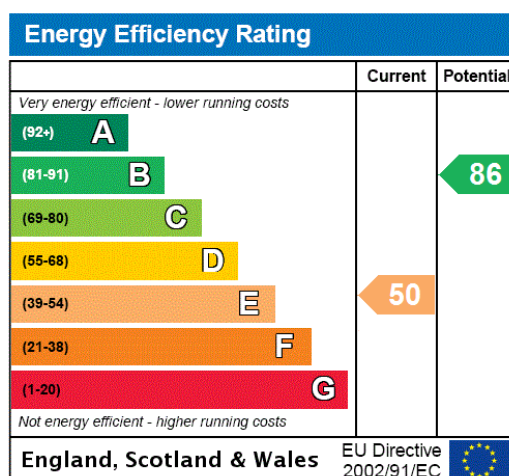






Total Area: 84.3 m<sup>2</sup> ... 907 ft<sup>2</sup>

All measurements are approximate and for display purposes only



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