



24 Cobden Street, Clayton, Bradford, BD14 6QL

£165,000

- THREE BEDROOM BACK TO BACK TERRACE
- IDEAL FIRST TIME BUY
- IMMACULATE FINISH THROUGHOUT
- ENCLOSED GARDEN TO FRONT
- ACCOMMODATION OVER THREE FLOORS
- "READY TO MOVE IN" FEEL THROUGHOUT
- GENEROUS ROOM SIZES
- POPULAR RESIDENTIAL LOCATION

24 Cobden Street, Bradford BD14 6QL

BEAUTIFULLY PRESENTED THREE BEDROOM BACK TO BACK PROPERTY IN THE HEART OF CLAYTON VILLAGE, BD14 WITH GENEROUS ROOMS SIZES, A SEPARATE LIVING ROOM AND KITCHEN AND AN ENCLOSED GARDEN TO FRONT, IDEAL FOR FIRST TIME BUYERS!



Council Tax Band: A



Property Description

*****BEAUTIFULLY PRESENTED THREE BEDROOM BACK TO BACK TERRACE*****
Situated in the heart of the POPULAR RESIDENTIAL LOCATION of Clayton, BD14 is this IMMACULATE THREE BEDROOM house offering ACCOMMODATION OVER THREE FLOORS. The property sits within CLOSE PROXIMITY TO AN ARRAY OF LOCAL AMENITIES, within the CATCHMENT AREA FOR WELL-REGARDED SCHOOLS and has EXCELLENT TRANSPORT LINKS in and out of Bradford City Centre. Briefly, the property internally comprises an entrance vestibule, a GENEROUS LOUNGE with SEPARATE KITCHEN on the ground floor, a SUBSTANTIAL DOUBLE BEDROOM and CONTEMPORARY BATHROOM to the first floor and a further TWO BEDROOMS to the second floor, all rooms fitted with GAS CENTRAL HEATING and DOUBLE GLAZED WINDOWS throughout. Externally, the property has a FULLY ENCLOSED YARD to the front with PATIO & ASTRO TURF ideal for sitting out in the summer months with the addition of CCTV FITTED. Viewings by appointment only!

Accommodation

Ground Floor

Entrance Vestibule

With a composite door to front and giving access to the living room.

Living Room

13'1" x 14'1"

A light and airy living room with a feature exposed brick fireplace, gas central heating and large double glazed window to front, access to the kitchen and stairs to the first floor.

Kitchen

6'10" x 17'4"

A fully fitted kitchen with a range of wall and base units with an integral fridge freezer, space and plumbing for washing machine and tumble dryer, an electric oven with gas hob and extractor fan over, a sink and drainer, Yorkshire Stone flooring, a double glazed window to front, a gas central heating radiator and access to the cellar to the lower ground floor.

First Floor

Landing

With stairs leading to the second floor, understair storage and access to the main double bedroom and bathroom.

Bedroom One

13'1" x 14'1"

A substantial double bedroom with a large double glazed window to front, gas central heating radiator and built in storage cupboard.

Bathroom

A modern and stylish bathroom with a four piece suite consisting of a freestanding bath, separate shower, a w/c, a wash hand basin with a vanity unit also comprising a frosted double glazed window to front and gas central heating radiator.

Second Floor

Bedroom Two

13'1" x 12'5"

A second double bedroom with a double glazed Velux window, a gas central heating radiator and under the eaves storage.

Bedroom Three

7'6" x 8'10"

A third single bedroom, ideal for a small child or an office space with a Velux window and gas central heating radiator.

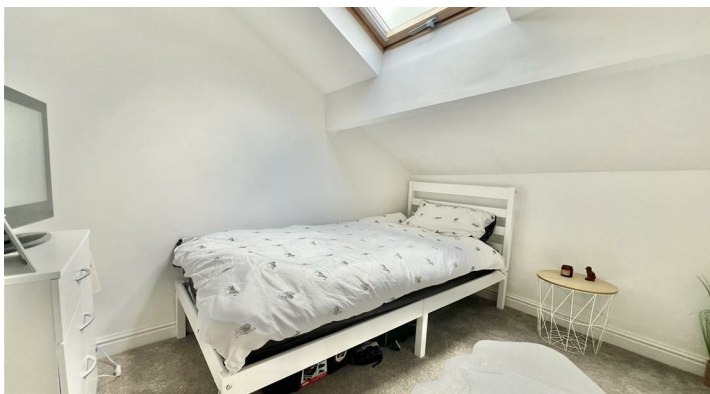
External

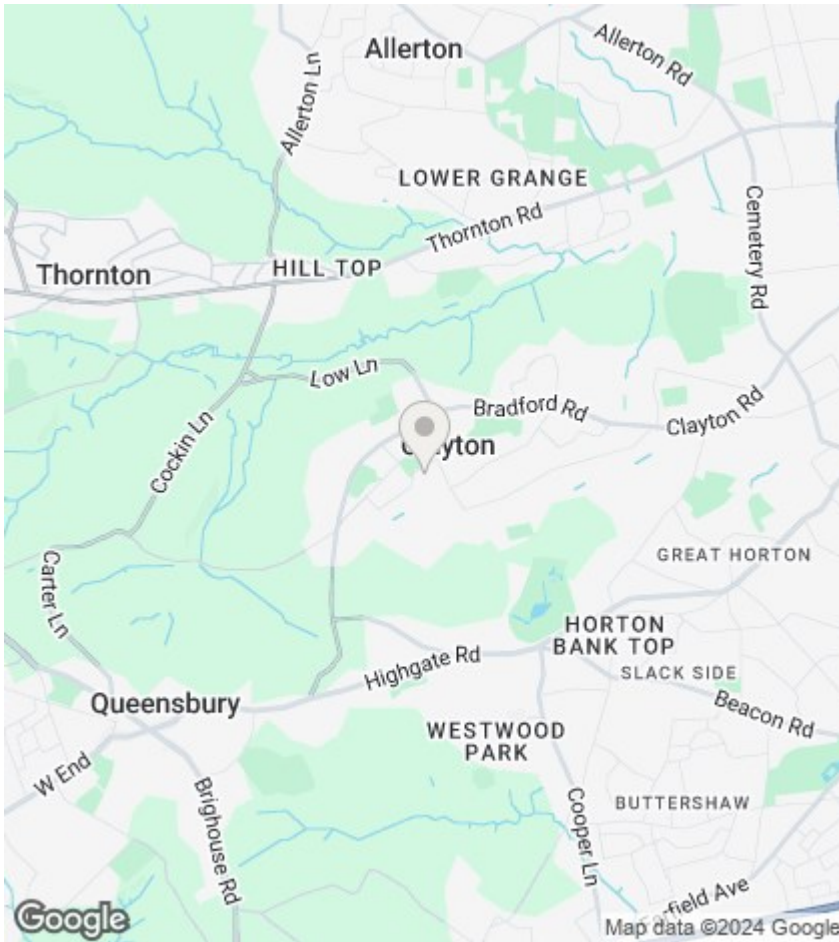
The property has a low maintenance yard to the front, fully enclosed with a fenced and walled border for privacy and comprising a patio seating area and astro turf laid.

Agents Notes

Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.







Directions

Viewings

Viewings by arrangement only.
Call 01274884040 to make an appointment.

EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		87
(81-91)	B		
(69-80)	C		
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

