



18 Bright Street, Clayton, Bradford, BD14 6QJ

£80,000

- ONE BEDROOM MID-TERRACE
- SPACIOUS LOUNGE
- ONE DOUBLE BEDROOM
- CELLAR
- UPVC DOUBLE GLAZING
- SOLD WITH SITTING TENANT
- SEPARATE KITCHEN
- GOOD-SIZED BATHROOM
- GAS CENTRAL HEATING
- GARDEN TO THE FRONT

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**** ATTENTION LANDLORDS ** ONE BEDROOM TERRACE PROPERTY ** CLAYTON VILLAGE **
SOLD WITH SITTING TENANT ** GAS CENTRAL & HEATING & UPVC DOUBLE GLAZING **** This ideal landlord investment is sold with a long-term sitting tenant, currently paying £500 per month, giving a yield of 7.5%. This is a popular location with an array of amenities within walking distance, an enclosed yard to the front and cellar storage.



Council Tax Band: A



KITCHEN

7'6 x 5'7

UPVC entrance door and window to the front elevation. Fitted with a range of base and wall units, laminated work surfaces and splash-back tiling. Stainless steel sink & drainer, plumbing for a washing machine and a gas cooker point. Door to the cellar and a door to the lounge.

LOUNGE

15'5 x 14'1

Wooden fireplace surround with gas fire, marble back and hearth, window to the front elevation and a central heating radiator.

CELLAR

A useful white-washed cellar space with the original stone shelving. Providing further storage.

LANDING

Landing area with doors off to the bedroom & bathroom.

BEDROOM

14'0 x 9'2

Window to the front elevation, a good range of fitted wardrobes and a central heating radiator.

BATHROOM

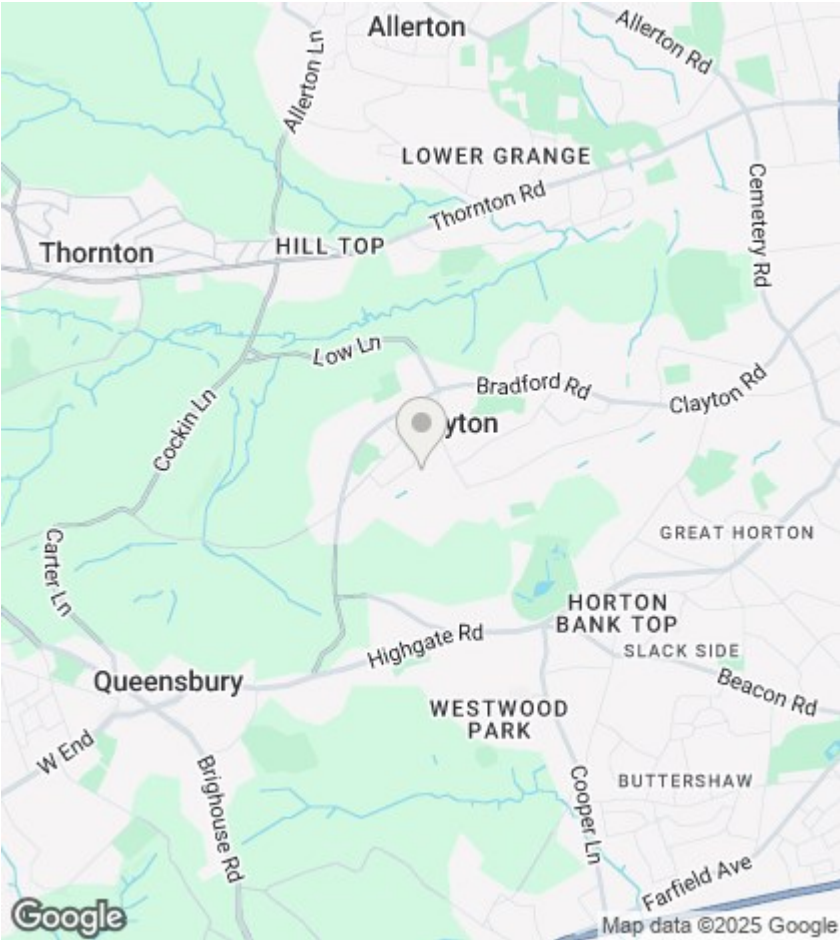
A good-sized bathroom with borrowed light from the bedroom and a three piece white bathroom suite comprising of a panelled bath with electric shower over, pedestal washbasin and WC. Extractor fan and a useful walk-in storage cupboard housing the central heating boiler.

EXTERNAL

To the front of the property is an enclosed low maintenance patio garden with a stone wall boundary and garden gate.







Directions

Viewings

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

EPC Rating:
D

