



34 Vine Terrace West, Bradford, BD8 0LB

£143,000

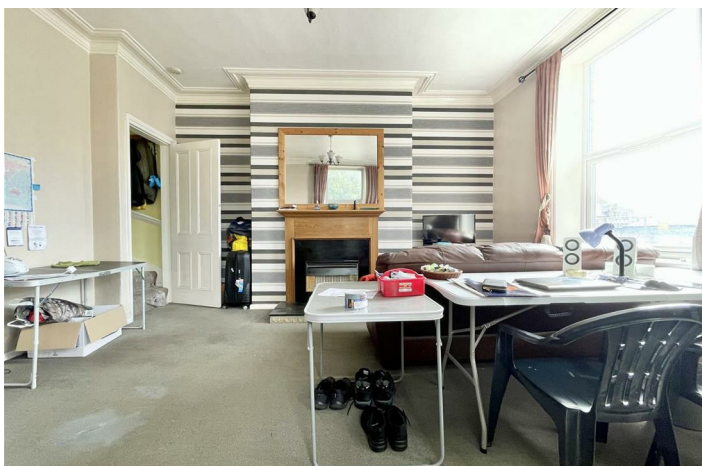
- STONE BUILT END TERRACE PROPERTY
- BACK-TO-BACK
- GAS CENTRAL HEATING
- UPVC DOUBLE GLAZING
- ATTENTION FAMILY BUYERS
- TWO/THREE BEDROOMS
- SET OVER FOUR FLOORS
- GARDEN/OFF-ROAD PARKING
- LOG BURNER STOVE
- CLSOE TO LOCAL SCHOOLS

34 Vine Terrace West, Bradford BD8 0LB

**** DECEPTIVELY SPACIOUS END TERRACE ** TWO/THREE BEDROOMS ** SET ACROSS FOUR LEVELS**
**** OFF-ROAD PARKING **** Welcome to Vine Terrace West in BD8! This charming terraced house boasts a spacious reception room, perfect for relaxing or entertaining guests, with a large dining kitchen to the basement level. With two lovely bedrooms plus an occasional third bedroom, there's plenty of space for a small family or guests. The property features a well-maintained bathroom, cosy log burner stove and is situated in a desirable location. Don't miss out on the chance to make this lovely terraced house your own! Briefly comprising of: Lounge, Dining Kitchen, two Bedrooms, occasional third Bedroom and a family Bathroom. Garden & off-road parking to the front.



Council Tax Band: A



Offers Over £140,000 will be seriously considered.

Lounge

16'2 x 15'6

A spacious reception room with windows to the front and side elevations and doors off to the lower ground and first floors. Gas fire and central heating radiator.

Dining Kitchen

16'2 x 14'9

Located to the lower ground floor is the dining kitchen that benefits from the original stone fireplace and a cast iron log burner stove. There is a range of base and wall units, ample working surface space and an brand new integrated electric oven, a gas hob and an extractor above. Plumbing for a washing machine and dishwasher, along with exposed beams and a useful store room. Window to the front elevation.

First Floor

Landing area with a window to the side elevation, central heating radiator and stairs off to the second floor.

Bedroom One

13'6 x 10'8

Window to the front elevation, a wrought iron fireplace, fitted storage cupboard and a central heating radiator.

Bathroom

13'6 x 4'6

A white bathroom suite comprising of a panelled bath with a thermostatic shower over, pedestal washbasin and a WC. Window to the side elevation and a central heating radiator.

Second Floor

Bedroom Two

13'0 x 6'0

Window to the side elevation, new carpet and three spotlights.

Occasional Bedroom Three/ Office

13'0 x 6'0

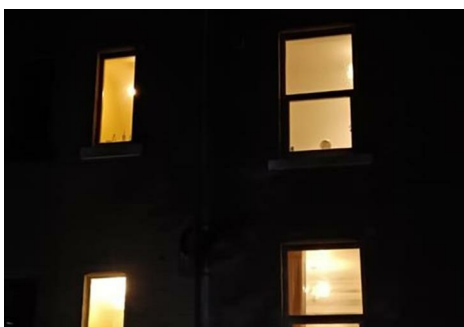
At the top of the stairs on the second floor is a large landing area with a window to the side and

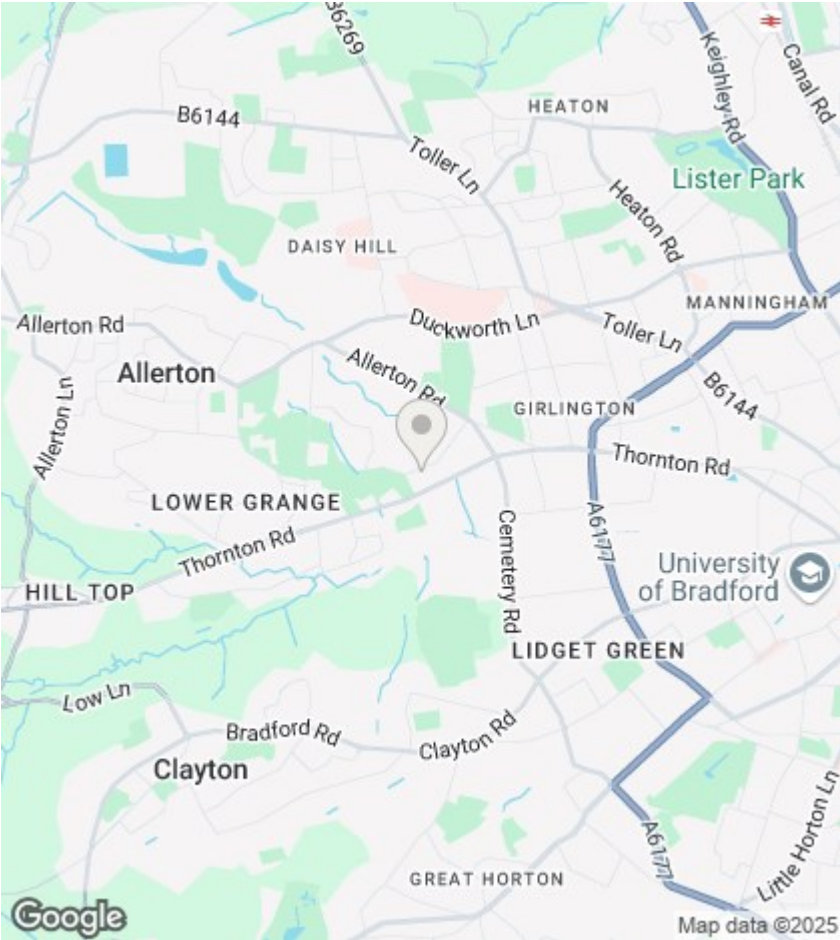
a central heating radiator that could be used as an occasional bedroom. Door off giving access to the second bedroom.

External

To the front of the property is an off-road parking space and ample space to sit out in the summer months.







Directions

Viewings

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

EPC Rating:
E

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