



16 Station Road, Clayton, Bradford, BD14 6JA

Offers Over £120,000

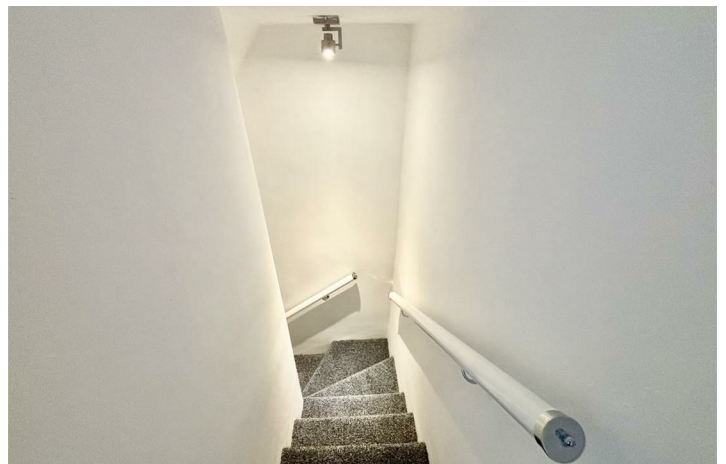
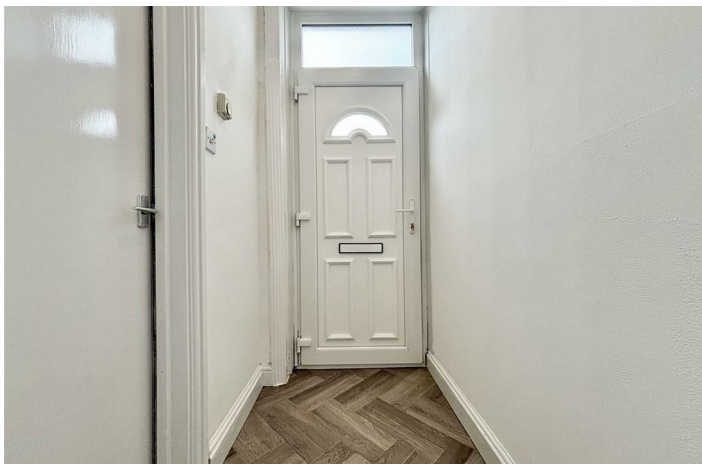
- MID-TERRACE BACK-TO-BACK
- SET ACROSS THREE FLOORS
- RECENTLY REDECORATED THROUGHOUT
- UPVC DOUBLE GLAZING
- STUDY/HOMEWORKING SPACE
- TWO DOUBLE BEDROOMS
- NEW CARPETS
- GAS CENTRAL HEATING
- WELL PRESENTED
- CLOSE TO LOCAL AMENITIES

16 Station Road, Bradford BD14 6JA

**** TWO BEDROOM MID-TERRACE ** TWO DOUBLE BEDROOMS ** STUDY AREA ** NEW CARPETS ** RE-DECORATED ** POPULAR LOCATION **** This deceptively spacious back-to-back property in the heart of Clayton village is set across three floors and benefits from two good size double bedrooms plus two large landing areas that could be used for home-working or study space. The property is well presented and ready to move in. An ideal first time buyer property or perhaps an addition to a landlords portfolio. Situated within walking distance of two village schools, local amenities and transport links on the doorstep. View now!



Council Tax Band: A



Entrance Hall

The front door leads into a hallway with new flooring and doors off to the lounge and kitchen.

Lounge

15'5 x 13'2

A well proportioned reception room with a window to the front elevation, central heating radiator and a fireplace with a granite inlay and a modern surround.

Kitchen

12'7 x 6'9

A white fitted kitchen with a range of base and wall units with laminated working surfaces over. Plumbing for a washing machine, stainless steel sink & drainer and integrated appliances including an electric oven, four ring gas hob and extractor above. A cupboard houses the central heating boiler, window to the front elevation and doors off to the first floor and cellar.

Cellar

Small keeping cellar providing further storage space.

First Floor

A large landing area measuring 9'7 x 8'6 with room for a desk/study area. Doors off to the main bedroom, bathroom and stairs to the second floor.

Bedroom One

15'5 x 13'1

A spacious double bedroom with fitted wardrobes to both alcoves. Window to the front elevation and a central heating radiator.

Bathroom

A fully tiled bathroom comprising of a panelled bath with electric shower over, pedestal washbasin and WC. Window to the front elevation and a central heating radiator.

Second Floor

Another useful landing area measuring 11'4 x 8'2 that gives access to the second bedroom. An ideal home office, nursery or dressing room. Roof window and a central heating radiator.

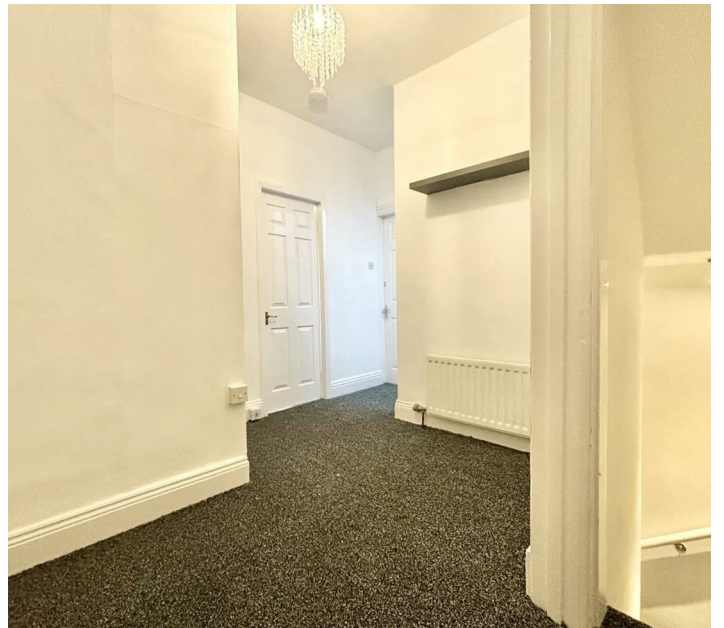
Bedroom Two

13'3 x 11'9

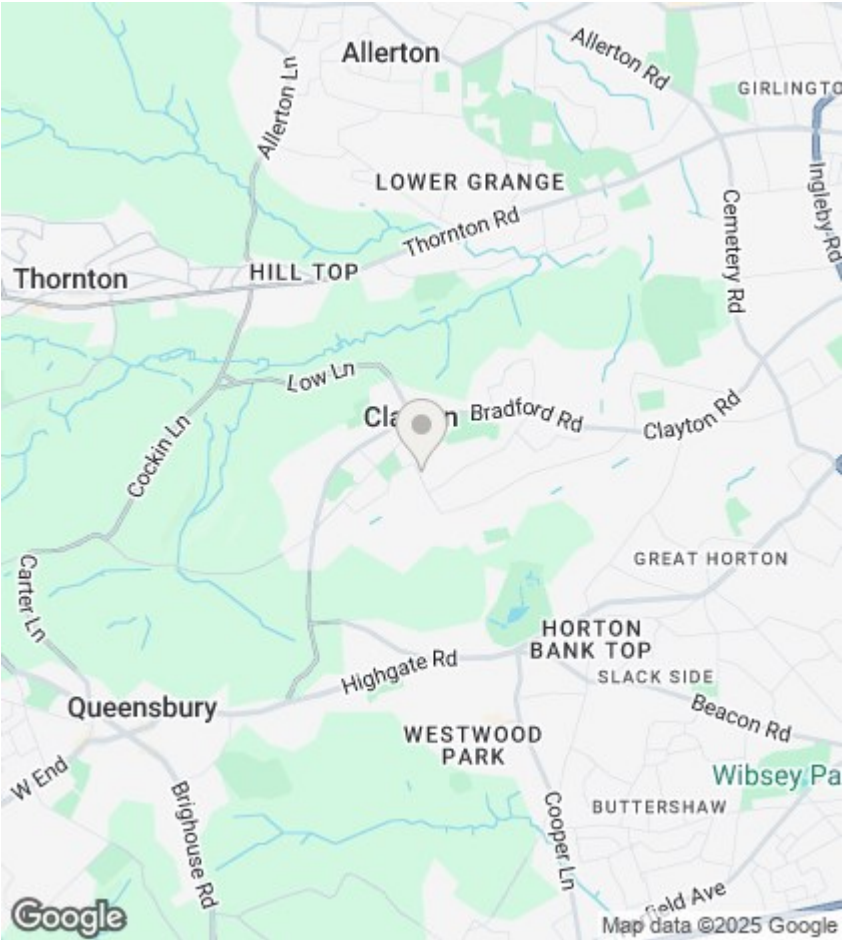
A second double bedroom with a large dormer window to the front elevation and a central heating radiator.

External

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







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		82
(69-80) C		
(55-68) D		
(39-54) E	50	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC