



## 32 Reva Syke Road, Clayton, Bradford, BD14 6RA

Asking Price £127,000



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This charming two-bedroom mid-terrace property is situated in the popular village of Clayton. With front and rear gardens, it offers a perfect blend of traditional character and modern living, making it an ideal home for families or first-time buyers. Don't miss the opportunity to make this delightful property your own!



Council Tax Band: A



Entrance Hall

The welcoming entrance hall features laminate flooring, leading seamlessly to the first floor via the staircase. A door provides access to the cozy living room.

Living Room

The living room is adorned with laminate flooring and boasts a feature fireplace, creating a comforting focal point. A window offers views of the front of the property, and from this space, you can access the lower ground floor, the kitchen, and the outside area.

Lower Ground Landing

This functional space is ideal for practicality, featuring designated areas for a washing machine and a storage cupboard, along with stairs that lead down to the kitchen.

Kitchen

The fully fitted kitchen is equipped with an array of floor and wall-mounted storage units, providing ample space for all your culinary needs. Key features include an electric cooker with a grill, space for a freestanding fridge freezer, and room for a tumble dryer. A stainless steel extractor fan and LED spotlights enhance the functionality of this space, which also includes a breakfast bar area, perfect for casual dining or morning coffee.

Outside

To the rear of the property, you'll find a beautifully landscaped garden complete with a flagged patio area, ideal for outdoor entertaining, along with artificial grass for low-maintenance enjoyment.

First Floor Landing

The first-floor landing features cozy carpet flooring and leads to the bedrooms and bathroom.

Bedroom one

The spacious double bedroom offers carpet flooring and a UPVC window overlooking the front, allowing plenty of natural light. There is ample space for wardrobes, as well as a wall-mounted boiler for added convenience.

Bedroom two

This comfortable single bedroom features carpeted flooring and a UPVC window with views of the rear garden, providing a peaceful retreat.

Bathroom

The bathroom includes a panel bath with a shower attachment above, a pedestal wash basin, and a low-level flush WC. Additionally, there is a handy storage cupboard for towels and toiletries.

Agent Notes & Disclaimer.

The information provided on this property does not constitute or form part of an offer or contract, nor may it be regarded as representation. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.





