

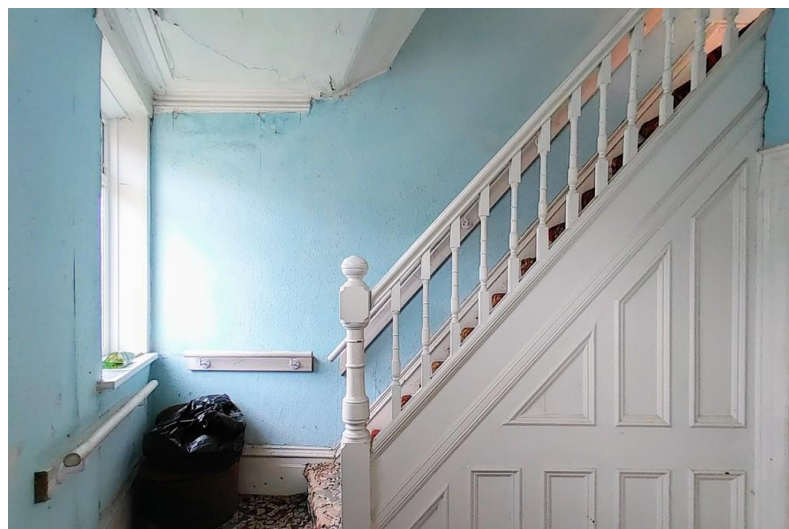


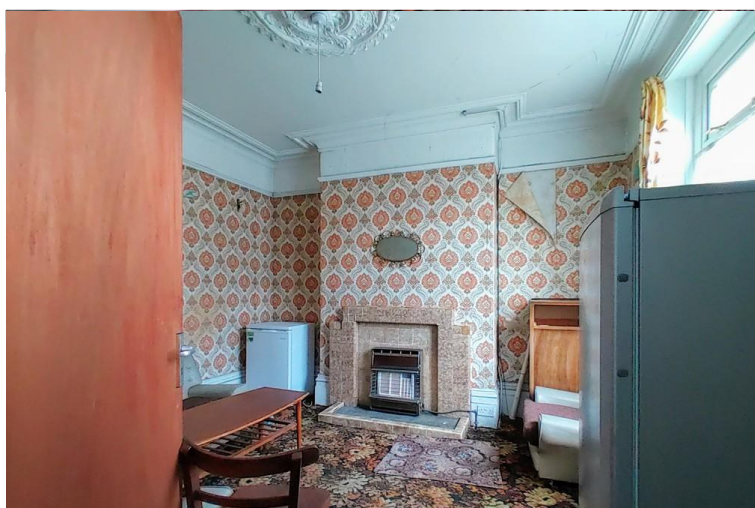
158 Arncliffe Terrace

- LARGE END TERRACE
- FOUR DOUBLE BEDROOMS
- BASEMENT ROOM
- YARD TO FRONT & REAR

£160,000

EPC Rating '60'





Property Description

**** LARGE FOUR BEDROOM END TERRACE ** FOUR DOUBLE BEDROOMS ** LARGE BASEMENT ROOM ** GAS CENTRAL HEATING ** DORMERS FRONT & REAR**
**** This deceptively spacious end terrace property in BD7 has gas central heating and offers masses of space for a growing family. Some updating required but huge potential. Close to Bradford University, local amenities and the city centre, and briefly comprising of: Entrance Hall, Lounge, Inner Hall, Kitchen-Diner, Basement Room, first floor - two double Bedrooms, WC and Bathroom, second floor - two further double Bedrooms. Garden to the front and yard to the rear, with on-road parking.**

ENTRANCE HALL

Open stairs to the first floor, central heating radiator and doors to the lounge and inner hall/utility.

LOUNGE

12' 6" x 12' 3" (3.81m x 3.73m) Window to the front elevation, gas fire and a central heating radiator.

INNER HALL / UTILITY





Window to the side elevation, door to the cellar and a door to the kitchen. Central heating boiler and plumbing for a washing machine.

KITCHEN/DINER

13' 3" x 12' 3" (4.04m x 3.73m) Window and exterior door to the rear elevation. Gas cooker point, fitted cupboards, stainless steel sink and a gas fire.

BASEMENT

17' 7" x 11' 0" (5.36m x 3.35m) Original stone floor and a window to the front elevation.

FIRST FLOOR

Landing area with a window to the side elevation and stairs off to the second floor.



BEDROOM ONE

13' 3" x 11' 7" (4.04m x 3.53m) Window to the rear elevation, gas fire and a central heating radiator.

BEDROOM TWO

12' 7" x 12' 1" (3.84m x 3.68m) Window to the front elevation, gas fire and a central heating radiator.

BATHROOM

Pedestal washbasin, panelled bath, airing cupboard and a window to the front elevation.

WC

WC and a window to the side elevation.



SECOND FLOOR

Window to the side elevation and doors to bedrooms 3 and 4.

BEDROOM THREE

13' 4" x 12' 7" (4.06m x 3.84m) Dormer window to the rear elevation and a gas fire.

BEDROOM FOUR

14' 5" x 13' 2" (4.39m x 4.01m) Dormer window to the front elevation and a gas fire.

EXTERNAL

Garden area to the front and a small yard to the rear.



DIRECTIONS:

PURCHASE DETAILS:



Please note that the services & appliances have not been tested & the property is sold on that basis.

Once you are interested in purchasing this property, ideally call in person or telephone this office to discuss your offer, we would suggest that this is done before contacting a bank, building society or solicitor as any delay could result in the property being sold to someone else and any survey and legal fees being unnecessarily incurred.



VALUATION: If you are thinking of selling your home, why not contact one of our offices now for a FREE VALUATION strictly without any obligation. Contact us on Bradford (01274) 880019.

MORTGAGES: A full range of mortgage facilities are available subject to status. Our Financial Consultant will be only too happy to discuss with you your individual requirements. Please contact us for FREE & CONFIDENTIAL ADVICE.

RENT-A-HOUSE: Thinking of renting your HOUSE? FLAT? Contact (01274) 880019 for further details.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D	60	
(39-54)	E		
(21-38)	F		

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate 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