

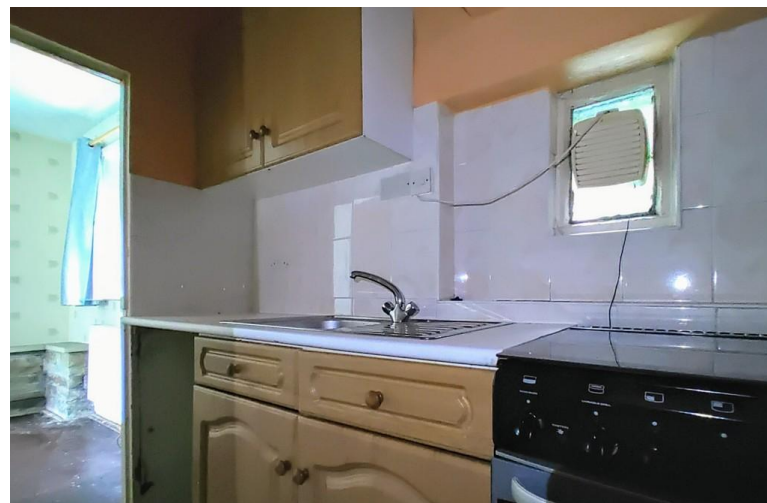


36 Reva Syke Road

- TWO BEDROOM MID TERRACE
- COTTAGE PROPERTY
- THROUGH-BY-LIGHT
- GAS CH & UPVC DG

£110,000
EPC Rating 'TBC'





Property Description

**** TWO BEDROOM MID-TERRACE ** THROUGH-BY-LIGHT ** GAS CENTRAL HEATING & UPVC DG ** NO CHAIN **** This cottage style property in the heart of Clayton village is located in a good position, with a park at the end of the the road and village amenities just a short walk away. Although some modernisation is required, the property offers great potential. Briefly comprising of: Entrance Hall, Lounge, Kitchen, Cellar, two first floor Bedrooms & Bathroom. Garden to the front.

ENTRANCE HALL

Stairs lead off to the first floor and a door to the lounge.

LOUNGE

15' 0" Max. x 13' 9" (4.57m x 4.19m) Windows to both the front and rear elevations, stone fireplace and two central heating radiators. Door to the kitchen.

KITCHEN

7' 1" x 4' 2" (2.16m x 1.27m) A compact kitchen with



a fitted base and wall unit, working surface and splashback tiling. There is a stainless steel sink and drainer, plumbing for a washing machine and a gas cooker point. Small window with extractor and a folding door to the cellar.

CELLAR

A small keeping cellar providing additional storage.

FIRST FLOOR

Landing area with access to the loft space, an airing cupboard and a central heating radiator.

BEDROOM ONE

9' 8" x 9' 8" (2.95m x 2.95m) Fitted wardrobes, window to the front elevation and a central heating radiator.



BEDROOM TWO

11' 5" x 5' 1" (3.48m x 1.55m) Central heating boiler, window to the rear elevation and a central heating radiator.

BATHROOM

A white three-piece bathroom suite comprising of a panelled bath with an electric shower over, pedestal washbasin and a push-button WC. Part-tiled walls, window to the front elevation and a central heating radiator.

EXTERNAL

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

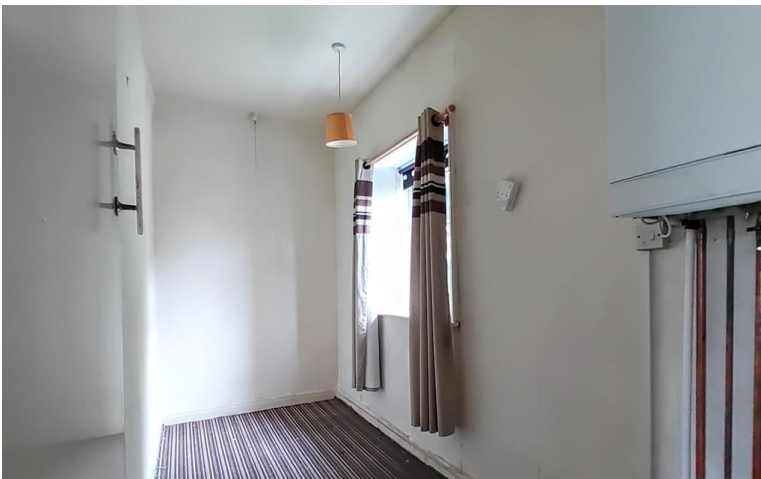


FREEHOLD

COUNCIL TAX BAND A

SALE IS SUBJECT TO ONGOING PROBATE

EPC AND FLOORPLAN TO FOLLOW



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.

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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