



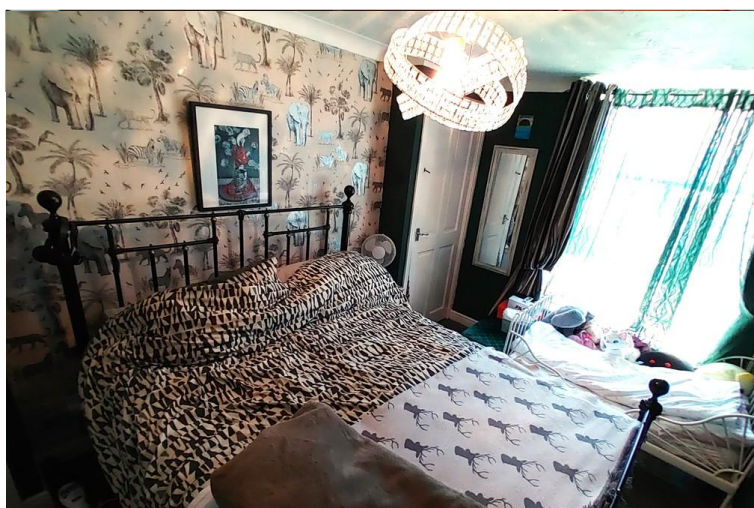
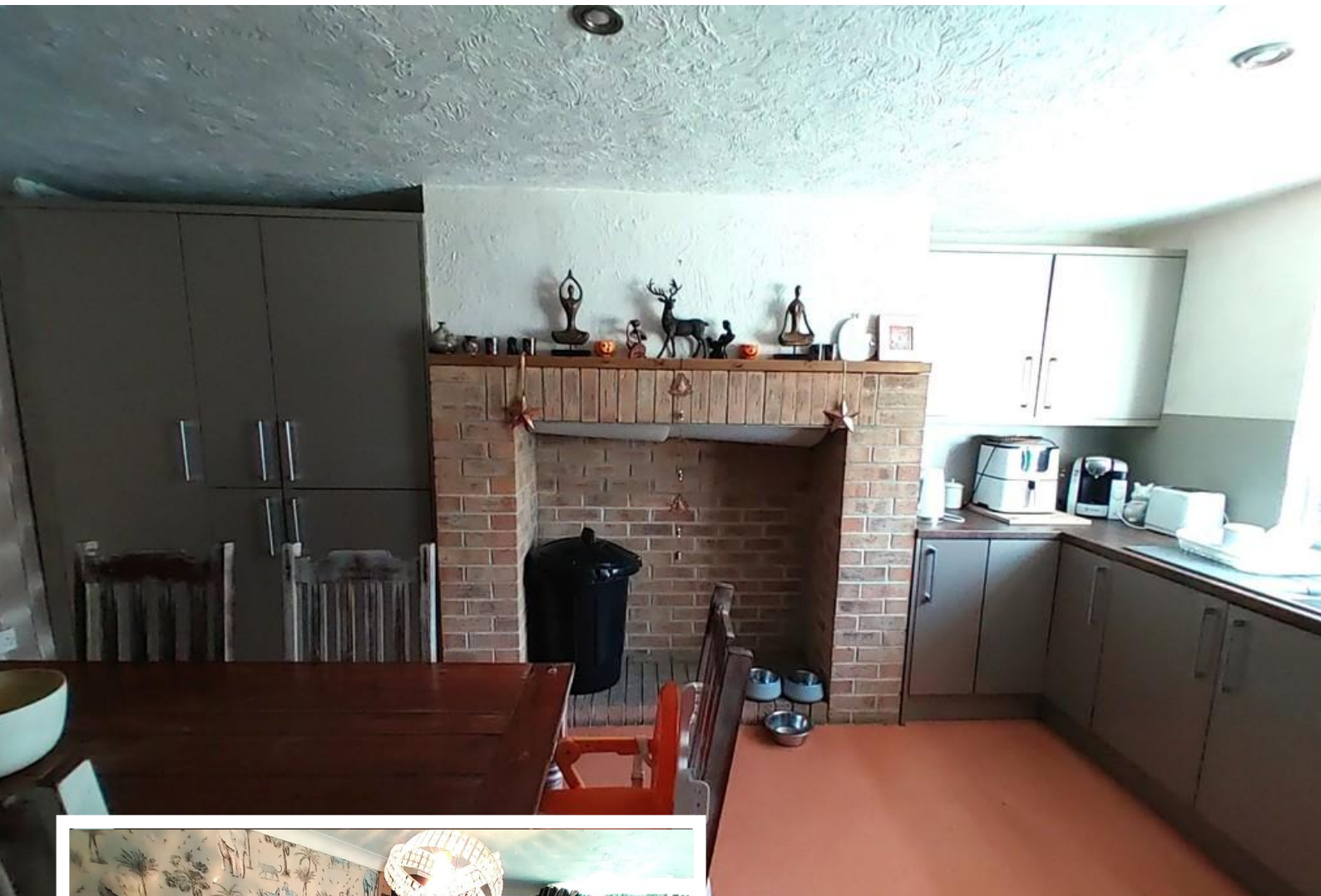
**16 Cambridge Street**

- END COTTAGE TERRACE
- THREE BEDROOMS
- SET OVER FOUR FLOORS
- EPC RATING D

**Guide Price £150,000**  
EPC Rating '55'







## Property Description

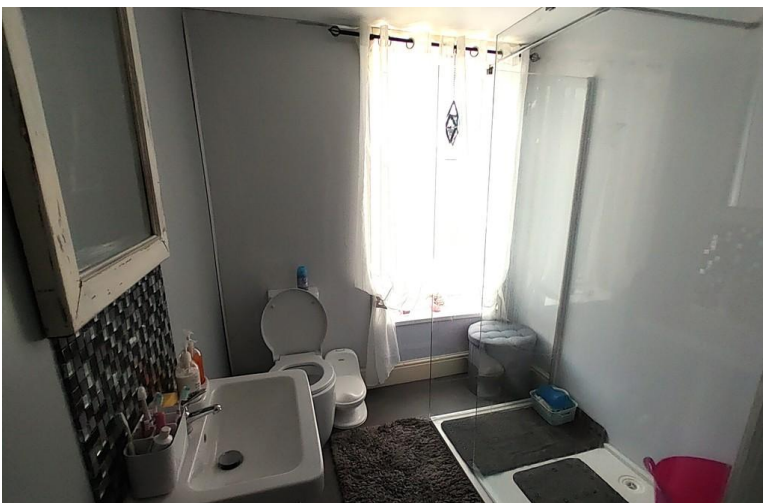
If you are looking for your first ever home or downsizing, this could be the one for you ! Having great garden space to the front and side, ideal for sitting out. All the rooms are well presented and ready to move into.

The property briefly comprises; Dining Kitchen on the lower ground floor, Living Room on the Ground Floor, Bedroom one and the Bathroom on the First Floor and Bedroom Two and Three on the Second Floor. Externally, gardens to the front and side elevations.

Clayton is a very popular location and has plenty of amenities, schools and access to public transportation.

### LIVING ROOM

16' 5" x 17' 3" (5m x 5.26m) The front entrance door leads into the living room which has a window to the front elevation, a log burner fire set within a recessed fireplace, central heating radiator, staircase descending to the basement dining kitchen and a staircases rises to the first floor landing.







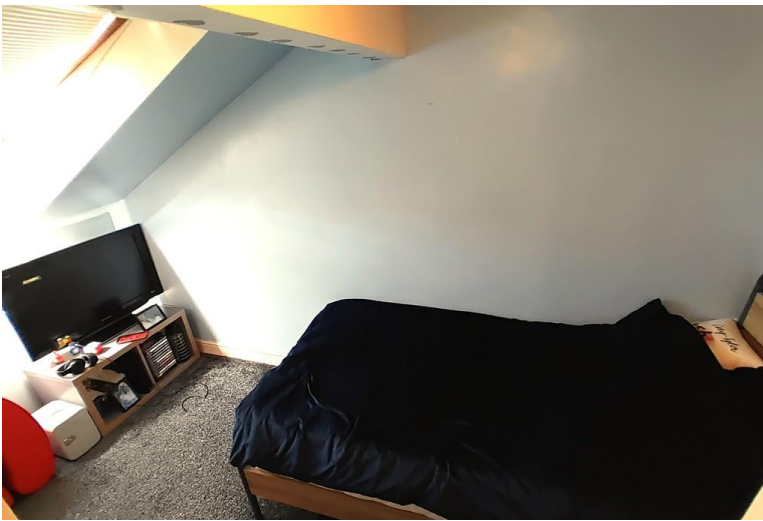
#### **BASEMENT DINING KITCHEN**

14' 0" x 16' 16" (4.27m x 5.28m) Offering a range of wall and base units with contrasting worksurfaces and incorporating a sink and drainer. Integrated oven and hob with extractor hood above. Plumbing for washing machine, recessed fireplace, door to storage and housing the central heating boiler, central heating radiator and a window to the front elevation.

#### **FIRST FLOOR LANDING**

#### **BEDROOM ONE**

8' 6" x 13' 8" (2.59m x 4.17m) A window to the front elevation, central heating radiator and three doors to storage.



#### **SHOWER ROOM**

Having a shower cubicle, wash hand basin, Wc, heated towel rail, door to storage and a window to the front elevation.

#### **SECOND FLOOR**

#### **BEDROOM TWO**

6' 92" x 11' 8" (4.17m x 3.56m) A velux window, a central heating radiator and access to the eaves.

#### **BEDROOM THREE**

6' 4" x 8' 4" (1.93m x 2.54m) A velux window, central heating radiator and access to the eaves.



#### **EXTERIOR**

To the front is enclosed and paved making this easy to maintain. To the side has artificial lawn with fenced boundaries.

#### **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

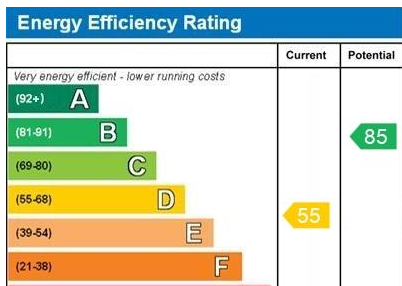


discuss your offer, we would suggest that this is done before contacting a bank, building society or solicitor as any delay could result in the property being sold to someone else and any survey and legal fees being unnecessarily incurred.

**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.



11 Green End  
 Clayton  
 Bradford  
 West Yorkshire  
 BD14 6BA

www.whitneys.co.uk  
 sales@whitneys.uk.com  
 01274880019

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