



9 Beaconsfield Road

TWO BEDROOM MID-TERRACE

DECEPTIVELY SPACIOUS

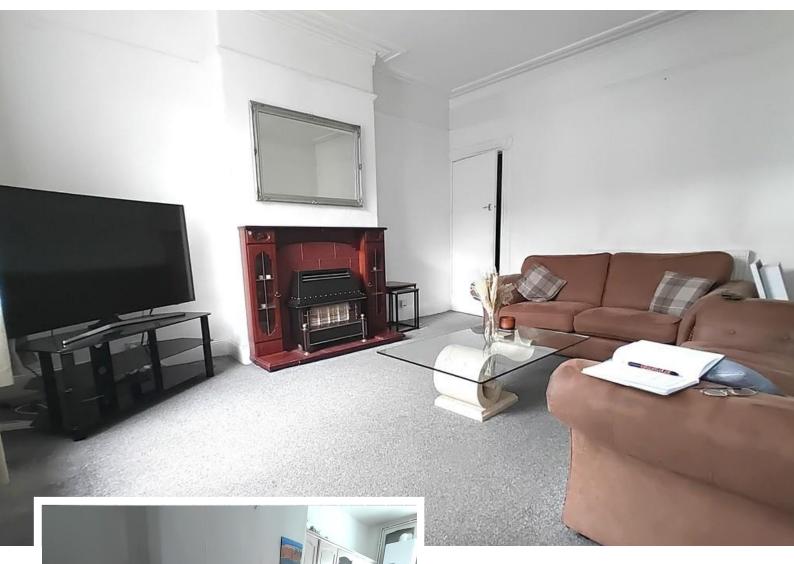
• IDEAL FOR FIRST TIME BUYERS OR INVESTORS

Offers In Region Of £120,000 EPC Rating '74'





# 9 Beaconsfield Road, Clayton, Bradford, BD14 6LQ



# Property Description

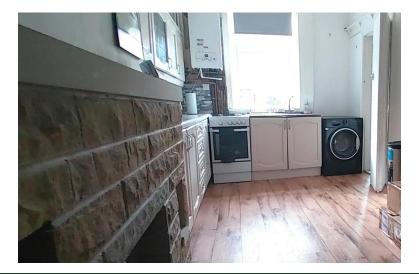
#### **DESCRIPTION**

\*\*TWO BEDROOM MID-TERRACE\*\* \*\*BACK-TO-BACK\*\* \*\*WELL PRESENTED & SUPRISINGLY SPACIOUS THROUGHOUT\*\* This Two Bedroom midterrace property in Clayton would be ideal for a first-time buyer, or an investor. Offering Gas Central Heating with New Boiler, UPVC double glazing, and retains many original features! Internally comprising of: Entrance Porch, Lounge, Dining Kitchen, Two Double Bedrooms, Family Bathroom, Cellars with access via the kitchen. Located on the edge of the popular Village of Clayton with a playing field, and country walks nearby. Close to Main Bus Route. The Center of the village is within easy reach, along with several primary schools, Shops and other Village amenities. VIEW NOW!

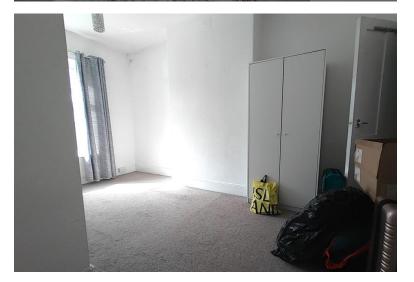
# **GROUND FLOOR**

# **ENTRANCE**

Entrance via the porch, which leads into the living room









#### LIVING ROOM

14' 8" x 13' 3" (4.47m x 4.04m) Window to the front, and Glazed Door allowing lots of light into the room. Central Heating Radiator and Wood effect fire surround housing Gas Fire.

#### **KITCHEN**

16' 0" x 8' 0" (4.88m x 2.44m) Window to front. Matching Range of Wall and Base units with marble effect Worktops and Complementary Tiling. Stainless Steel Sink with Mixer Tap. Stone fireplace, Access to cellar, New Combi Boiler, Central heating radiator.

## FIRST FLOOR

#### **BEDROOM ONE**

17' 3" x 7' 11" (5.26m x 2.41m) Window to front, Central Heating Radiator, Built in wardrobes

## **BEDROOM TWO**

14' 4" x 7' 8" (4.37m x 2.34m) Window to the front, Central Heating Radiator, second door leading to small Wardrobe/Storage space

#### **BATHROOM**

7' 11" x 5' 0" (2.41m x 1.52m) White three piece suite comprising of Bath with overhead Shower Mixer Tap and Glass Screen. Modern hand wash basin, and WC. Fully Tiled. Central heating radiator

# **EXTERIOR**

To the front of the property is an enclosed, low maintenance paved garden which is South Westerly Facing. On-road parking to the front

#### **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.

