



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'





Property Description

DESCRIPTION

****TWO BEDROOM MID-TERRACE** **BACK-TO-BACK** **WELL PRESENTED & SUPRISINGLY SPACIOUS THROUGHOUT**** This Two Bedroom mid-terrace 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.

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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 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