



84 Bradford Road

- *****NO CHAIN*****
- **MID TOWN HOUSE**
- **LOUNGE & DINING KITCHEN**
- **THREE BEDROOMS**

Offers In Region Of £149,950
EPC Rating '67'





Property Description

NO CHAIN Situated close to Clayton Village and three Primary Schools is this Three Bedroom Town House with Gardens to Front and Rear and Detached Garage. Internally briefly comprising: Lounge with laminate flooring, Dining Kitchen, Three Bedrooms and Brand New Bathroom. Newly Carpeted and Decorated throughout. Newly installed Gas central Heating Boiler. UPVC Double Glazing.

LOUNGE

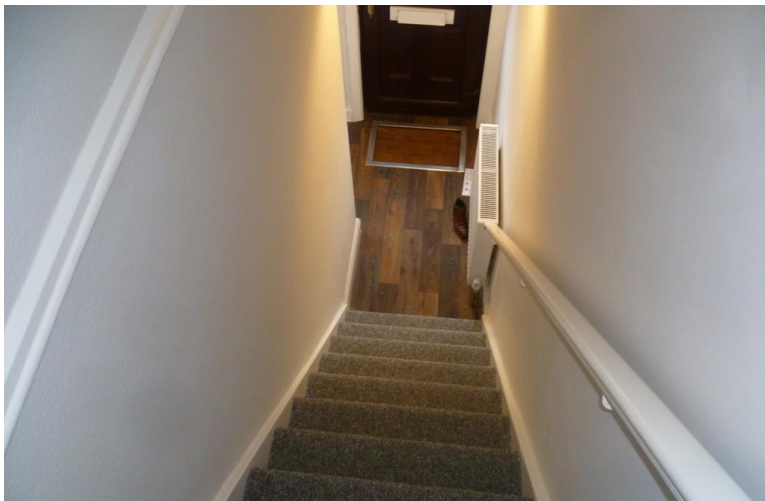
13' 13" x 12' 66" (4.29m x 5.33m) With electric fire in marble fireplace surround, radiator and double glazed window.

KITCHEN/BREAKFAST ROOM

14' 8" x 6' 77" (4.47m x 3.78m) With fitted wall and base units incorporating stainless steel sink unit, Oven, plumbing for automatic washing machine, radiator, double glazed windows and storage cupboard.

BEDROOM ONE

12' 63" x 9' 74" (5.26m x 4.62m) With a double fitted



wardrobe, radiator and double glazed window.

BEDROOM TWO

9' 89" x 8' 37" (5m x 3.38m) With radiator and double glazed window

BEDROOM THREE

7' 04" x 5' 81" (2.24m x 3.58m) With radiator and double glazed window

BATHROOM

5' 61" x 5' 39" (3.07m x 2.51m) 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

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
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		87
(69-80) C		
(55-68) D	67	
(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