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111 Pasture Lane

- TWO BED PLUS OCCASIONAL ROOM
- CONVERTED BASEMENT ROOM
- DETACHED GARAGE
- TWO SEPERATE REAR GARDENS

Offers Over £150,000
EPC Rating 'TBC'





Property Description

DESCRIPTION

Ideally located close to Clayton village and with many amenities near by, this property would be ideal for a family home. With two bedrooms plus an occasional room, a converted basement space and two separate gardens, you don't want to miss this property! Contact us today to arrange your viewing.

LIVING ROOM

13' 8" x 12' 5" (4.17m x 3.78m) A spacious lounge with a window to the front elevation, allowing plenty of light to flow through. With a gas fireplace

KITCHEN

12' 5" x 9' 4" (3.78m x 2.84m) The kitchen is fitted with a range of wall and base units, stainless steel sink and drainer, central heating radiator and a window to the rear elevation. Access to the basement room is available via the kitchen.





BASEMENT ROOM

12' 3" x 9' 0" (3.73m x 2.74m) The basement has been renovated to add an additional room with plastered walls, carpeted floor and a central heating radiator. Also benefitting from understairs storage - this room would make the perfect office space!

HALLWAY

5' 3" x 3' 6" (1.6m x 1.07m) Has recently been plastered, requires decorating.

BATHROOM

12' 5" x 9' 4" (3.78m x 2.84m) A spacious four piece suite with a handwash basin, shower, WC, and bathtub. With a large window to the rear elevation and a central heating radiator.



MASTER BEDROOM

12' 5" x 11' 6" (3.78m x 3.51m) The master bedroom offers plenty of space for a double bed plus, any free standing furniture. With a storage cupboard, a central heating radiator, and a window to the front elevation.

BEDROOM TWO

12' 5" x 10' 0" (3.78m x 3.05m) Located on the third floor is the second double bedroom. With a small storage space, Velux window and central heating radiator.



OCCASIONAL ROOM

12' 5" x 5' 3" (3.78m x 1.6m) Small room with a Velux window and central heating radiator.

GARDEN

To the front of the property is a small yard that has been well kept with lovely planting and steps leading to the main entrance. Leaving the property via the rear door, you will be met by the first garden. This has previously been used as a driveway. The garage is directly opposite the first garden and is ideal for another vehicle or additional storage space. At the back of the garage is a door leading to the 'secret garden' which has a good sized lawn plus a small patio!



GARAGE

Large garage with plenty of space and allows access to the 'secret garden'.

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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