



Crestville Terrace, Clayton, Bradford, BD14 6DT

- Front Terrace ● Two Bedrooms ● Newly Refurbished Throughout ●
- Modern Interior ● Off Road Parking ●

FREEHOLD | COUNCIL TAX BAND: A | EPC: D

Priced at £120,000

Directions

From our office head up Thornton Road. Turn left on to Cemetery Road then right on to Clayton Road at Lidget Green traffic lights. Continue onto Bradford Road. After approximately 0.3 of a mile turn right on to Brecks Road, then right again onto Crestville Terrace.

Description

DINSDALES ESTATES PRESENTS THIS TWO BEDROOM TERRACE IN CLAYTON, BD14. We feel this would make a great first time home.

Information for Potential Buyers

As a buyer you will need to take into consideration that Stamp Duty maybe payable by you on any property purchase. If unsure please call our office for further details.

Lounge 14' 9" x 12' 6" (4.485m x 3.805m)

With a double glazed window, a Upvc composite door and top light window. With a radiator, two alcoves, a mid wall tv point and sockets and stairs to the first floor.

Kitchen - Open Aspect 9' 2" x 5' 11" (2.783m x 1.81m)

A newly installed Kitchen comprising of grey wall and base units with work tops. With a stainless steel sink and mixer tap, Cooke and Lewis halogen black glass hob and integral oven. An Ideal Exclusive combination boiler, part tiled walls and lino look flooring. With a double glazed window, a hardwired smoke detector and a walk in cloaks/pantry cupboard. With plumbing for a washing machine and stairs leading down to the cellar.

Cellar 12' 2" x 5' 8" (3.699m x 1.729m)

With stone stairs, floor and useful stone bench/shelves. Comprising of two rooms, with the gas/electric meters, electric fuse board and water stop tap.

Landing/Stairs 10' 9" x 5' 3" (3.289m x 1.611m)

With a spindle balustrade, smoke detector, loft hatch, two pendant lights. With a walk in store cupboard and doors to all rooms.

Bathroom 10' 7" x 5' 6" (3.238m x 1.647m)

A white modern three piece suite with an over bath thermostatic drench shower and glass screen. With a chrome towel radiator, part tiled walls, laminate look flooring, ceiling spot lights and expel air ceiling vent.

Bedroom One 10' 9" x 9' 8" (3.277m x 2.945m)

An L shaped bedroom with a mid wall tv point and sockets. A double glazed window and a radiator.

Bedroom Two 9' 4" x 7' 8" (2.837m x 2.348m)

With a double glazed window, radiator and mid wall tv point and sockets.

Outside

A good sized yard style garden with flagged pathway and concrete area that could be utilised as off road parking. With a raised paved patio area and established bushes.

Utilities & Services

Gas (pay as you go), Electric, Water and Drainage. According to their websites Sky, Virgin Media and BT are available in this area. According to their websites there's good mobile coverage for EE, Vodafone, Three and O2.

Local Authority

Bradford Council Tax Band A £1353.75 Approx for 2024/2025. Green/Grey bin collection fortnightly on a Friday. This property is not in a conservation area. The flood risk in this area is very low.

Free Market Appraisal

If you are considering selling or letting your property we offer a no obligation market appraisal and would be pleased to discuss your individual requirements. For further information please call a member of our Dinsdales Team.

Mortgage Advice & Insurance

If you are considering selling or letting your property we offer a no obligation market appraisal and would be pleased to discuss your individual requirements. For further information please call a member of our Dinsdales Team..

Consumer Protection

We are providing these details in good faith, to the best of our ability, in obtaining as much information as is necessary for our buyers/tenants, to make a decision whether or not they wish to proceed in obtaining this property under the consumer protection regulations. Upon request we can provide you with an electronic copy of the Property Information Questionnaire (if available). We are covered by Client Money Protection through Propertymark and are members of The Property Ombudsman.

www.dinsdalesestates.co.uk

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