



## Vignola Terrace, Clayton, Bradford, BD14 6DX

- FIRST TIME BUYERS / INVESTORS
- CURRENTLY TENANTED
- CELLAR AREA
- DRIVEWAY PARKING
- EPC RATING GRADE C
- TWO BEDROOM MID THROUGH BY LIGHT
- WELL-PRESENTED LOUNGE
- THREE PIECE BATHROOM
- COUNCIL TAX BAND A

**Offers In The Region Of £125,000**





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HUNTERS BRADFORD PRESENTS - VIGNOLA PLACE - CLAYTON, BD14

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## GROUND FLOOR

Enter into the porch area, there is a door to access the main reception room. The reception room is a light bright space with fireplace, a door to the kitchen and stairs to the first floor.

The kitchen has both wall and base units, plumbing for a washing machine, gas cooker, tiled splashbacks and a walk-in floor to ceiling cupboard housing the boiler and a door to the cellar.

## FIRST FLOOR

The landing is lit by a window and gives access to both bedrooms, the bathroom and loft hatch. Bedroom 1 is a double room overlooking the front, bedroom 2 is a single room overlooking the front. The bathroom is a three piece (bath with mixer shower, basin and WC).

## EXTERNAL

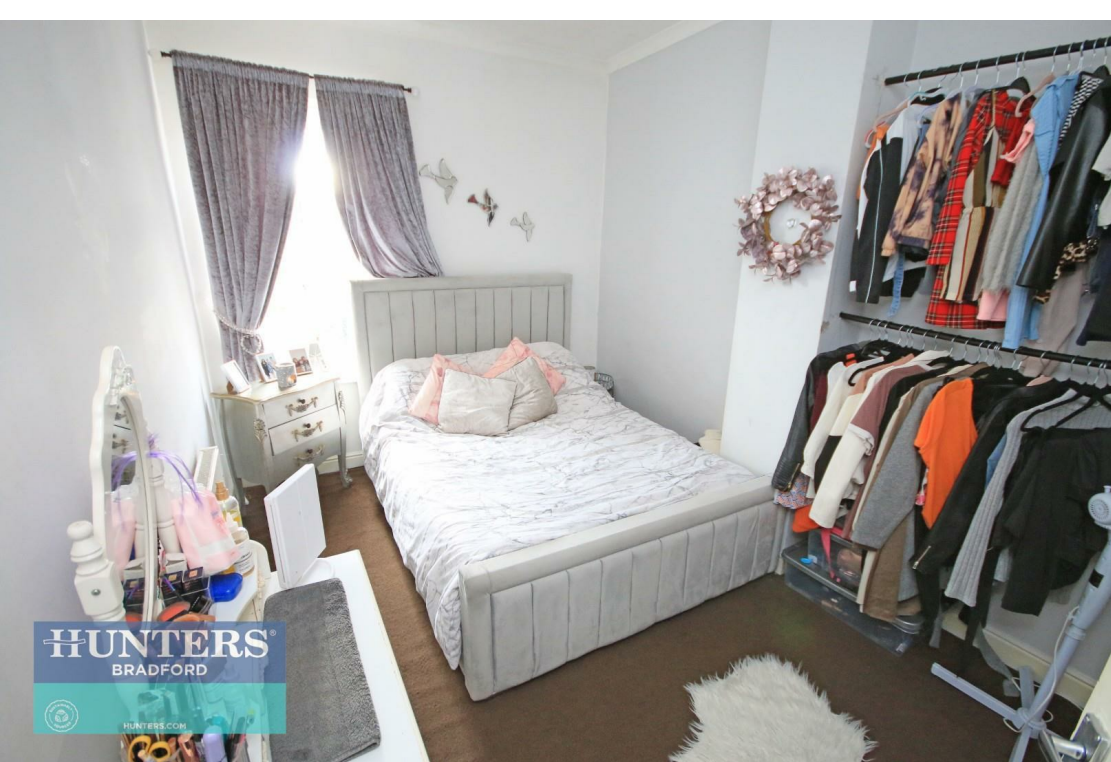
To the front of the property is a single car park driveway.

## LOCATION

Located close to local schools, shops, transport links and other amenities.



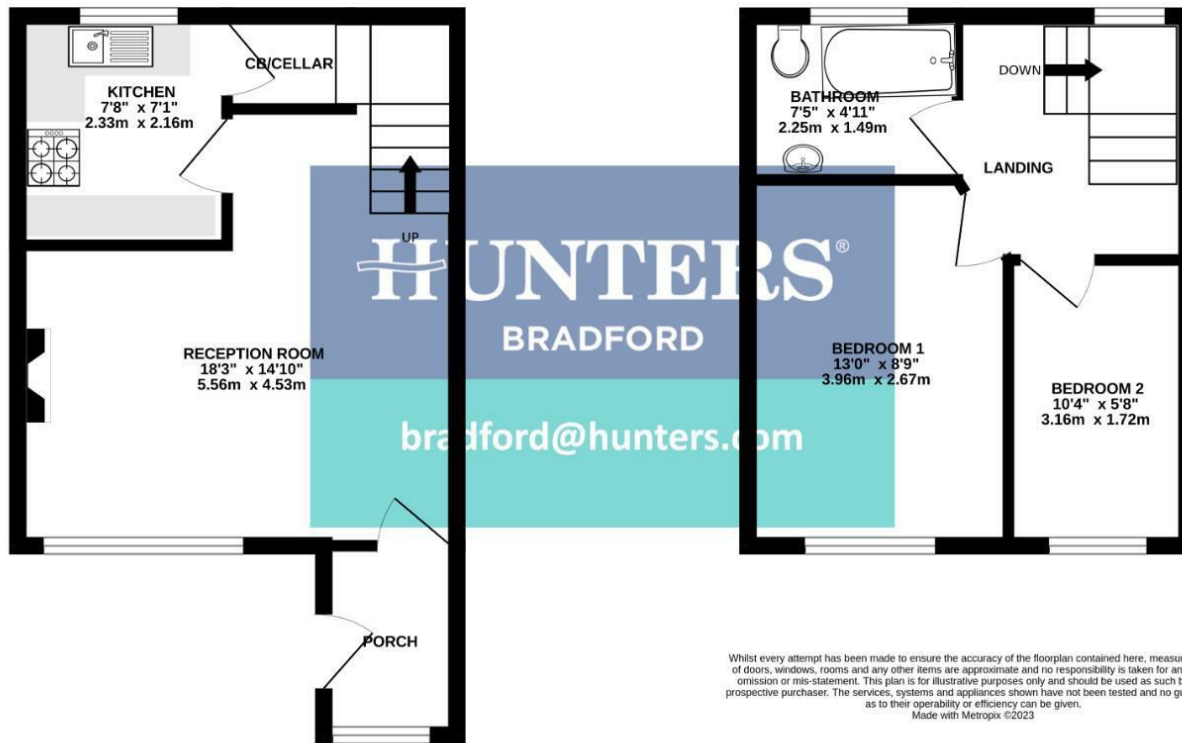






GROUND FLOOR

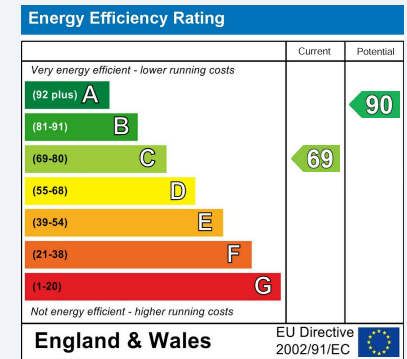
1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

### Viewing

Please contact our Hunters Bradford Office on 01274 393955 if you wish to arrange a viewing appointment for this property or require further information.

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