



## Pasture Lane, Clayton, Bradford, BD14 6LR

- A DECEPTIVELY SPACIOUS THREE BEDROOM MID THROUGH TERRACE
- THREE RECEPTION ROOMS
- MODERN FOUR PIECE BATHROOM
- REAR LOWER GARDEN WITH SUNROOM / DECKING
- COUNCIL TAX BAND C

- WELL-PRESENTED THROUGHOUT
- STUNNING MODERN DINING KITCHEN
- GARDENS FRONT AND REAR
- SINGLE DETACHED GARAGE PARKING
- EPC RATING GRADE D

**Asking Price £220,000**





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HUNTERS BRADFORD PRESENTS - PASTURE LANE - BD14

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If you are looking for a modern stylish home, this property offers this and much more.

## LOWER GROUND FLOOR

Reception room 3 is a good size with a door to the rear, a WC and has a cupboard housing the washer and dryer. This could also be used as an occasional fourth bedroom if required. Reception room 2 has wood beams, a bar/seating area.

## GROUND FLOOR

From the moment you enter, you get a real feel for how well presented this family home is. The hallway gives access to the main reception room, stairs to the first floor and the kitchen. The reception room has a solid fuel fireplace and a good amount of light from the large windows.

The kitchen is modern with a good range of units, (breakfast bar / dining / cooking island). Appliances include integrated dishwasher, integrated fridge freezer, induction hob and Quooker hot tap. There is a hidden pantry accessed via a door next to the sink area. Here you will find a good amount of storage space and an integrated microwave. From the kitchen there are doors to access the rear garden and lower ground floor.

## FIRST FLOOR

The landing has a storage cupboard and gives access to bedroom 1, a good-sized double room to the front with feature fireplace, bedroom 3 a single with built in storage. The family bathroom is a wow factor, it is a stylish four piece (bath, shower, basin, WC).

## SECOND FLOOR

Bedroom 2 is a large double with two skylight windows and eaves access.

## EXTERNAL

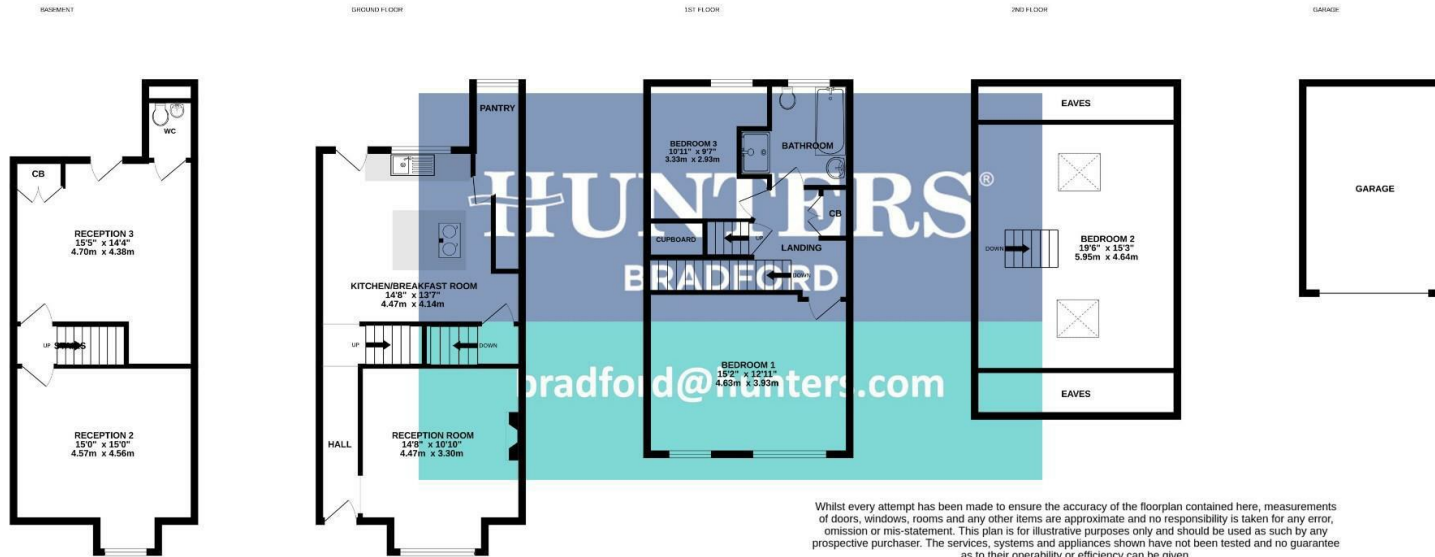
To the front a lawn garden, a rear garden and a separate lawn garden with decking and a sunroom, a real family entertaining space. Parking is via a single garage to the rear, with storage.











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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### Viewings

Please contact [bradford@hunters.com](mailto:bradford@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

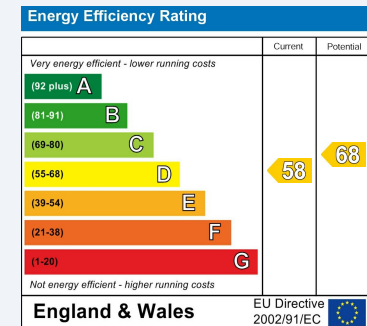
For a valuation of your property, please email the team with your property details, contact information and the times you are available.



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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.

