



33 Clare Road
Bradford, BD12 8JU

£119,950
Freehold

***** TWO BEDROOM THROUGH TERRACE HOUSE - TWO RECEPTION ROOMS - GCH & PVCu DG - NO CHAIN ***** This well proportioned property comprises: entrance hall, lounge, dining room, fitted kitchen, landing, two double bedrooms, bathroom with four piece suite. To the outside, there is an enclosed patio garden to the rear and on street parking to the front. Located in a cul-de-sac close to all amenities, the property is ideally placed for access to Bradford, Halifax and the M62. Viewing of this spacious property is recommended.



• TWO BEDROOM THROUGH TERRACE HOUSE • TWO RECEPTION ROOMS • GCH & PVCu
DG

ENTRANCE HALL

Exposed wood flooring. Stairs to first floor. Door to front.

Radiator.

LOUNGE

15'6 x 9'6

Fireplace surround with inset electric fire. Coving to ceiling and ceiling rose. Exposed wood flooring. Window to front.

Radiator. Archway to:

DINING ROOM

12'6 x 10'7

Exposed wood flooring. Window to rear. Radiator.

KITCHEN

11'7 x 7'5

With base and wall units incorporating stainless steel sink unit. Electric cooker point. Plumbing for automatic washing machine. Tiled splashbacks. Understairs storage cupboard. Door and window to rear.

LANDING

Access to loft and walk in storage cupboard.

BEDROOM ONE

13'8 x 12'0

Two windows to front. Radiator.

BEDROOM TWO

12'6 x 8'0

Laminate flooring. Window to rear. Radiator.

BATHROOM

Part tiled with four piece suite comprising: bath, separate shower cubicle, pedestal wash hand basin, low flush wc.

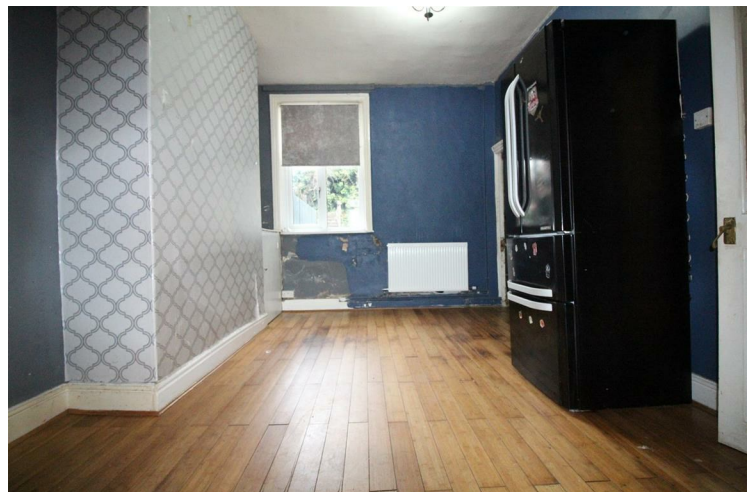
Window to rear. Radiator.

EXTERIOR

Enclosed patio garden to the rear of the property. On street parking to the front.

DIRECTIONS

From Wyke Centre proceed along Town Gate towards Cleckheaton. Clare Road will be found on the right hand side after passing Asda on the left. Number 33 will be found on the right hand side, signified by our For Sale board.



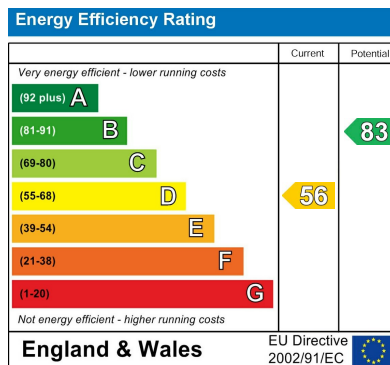
- FOUR PIECE BATHROOM SUITE • ENCLOSED PATIO GARDEN TO REAR • CLOSE TO ALL AMENITIES • ENERGY RATING - D • NO CHAIN





Additional Information

Local Authority	-	CBMDC	Floor Area	-	1044.11 sq ft
Council Tax	-	Band A	Tenure	-	Freehold
Viewings	-	By Appointment Only			



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and 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/tenants are advised to recheck the measurements

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