

local
properties

buy • sell • let



35 Clare Road Bradford, BD12 8JU

£114,950

Freehold

***** TWO BEDROOM TERRACE HOUSE - TWO RECEPTION ROOMS & SEPARATE KITCHEN - PRICED TO ALLOW FOR UPDATING - NO CHAIN ***** This property has gas central heating and PVCu double glazing and comprises: entrance hall, lounge with archway to dining room, fitted kitchen, landing, two first floor bedrooms, bathroom. To the outside, there is a patio garden to the rear and on street parking to the front. It is located close to all amenities and is within easy reach of the M62. Priced to allow for cosmetic improvement, this property would be an ideal first purchase or buy to let investment.



- TWO BEDROOM TERRACE HOUSE • GCH & PVCu DG • LOUNGE & DINING ROOM • SEPARATE KITCHEN

ENTRANCE HALL

Laminate flooring. Stairs to first floor. Door to front.

LOUNGE

15'1" x 9'6"

Fireplace surround. Bay window to front. Radiator.

Archway to:

DINING ROOM

12'5" x 10'5"

Storage cupboard to recess. Window to rear. Radiator.

KITCHEN

With base and wall units incorporating stainless steel sink unit. Gas cooker point. Plumbing for automatic washing machine. Understairs storage cupboard. Ceramic tiled floor. Door and window to rear.

LANDING

With walk in storage cupboard.

BEDROOM ONE

12'1" x 11'9"

With storage cupboards to recesses. Two windows to front. Radiator.

BEDROOM TWO

12'1" x 7'10"

With wardrobe to recess. Window to rear. Radiator.

BATHROOM

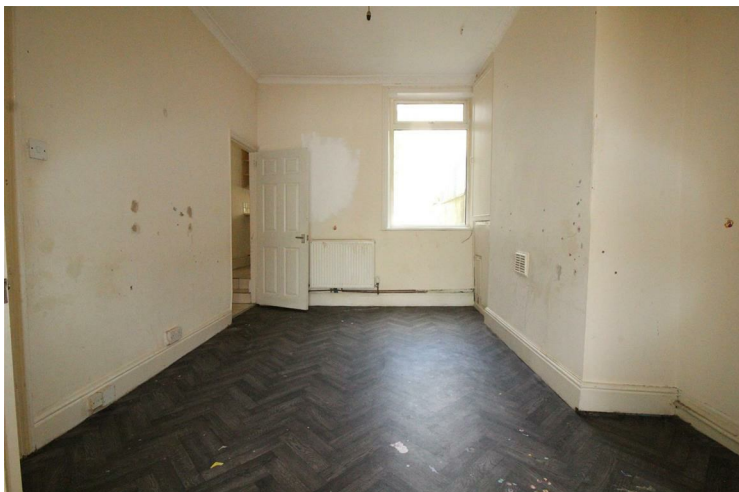
With four piece suite comprising: bath, shower cubicle, vanity wash hand basin, low flush wc. Window & velux to rear. Radiator.

EXTERIOR

Patio garden to the rear and 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 • PATIO GARDEN TO REAR • ON STREET PARKING • PRICED TO ALLOW FOR UPDATING • EPC - • NO CHAIN







Additional Information

Local Authority - CBMDC
Council Tax - Band A
Viewings - By Appointment Only

Floor Area - sq ft
Tenure - Freehold



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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

Birstall Sales
Midland Bank Chambers
Smithies Lane
Birstall
Batley
West Yorkshire
WF17 9EB

01924 474456
info@localproperties.net
<http://www.localproperties.net/>

