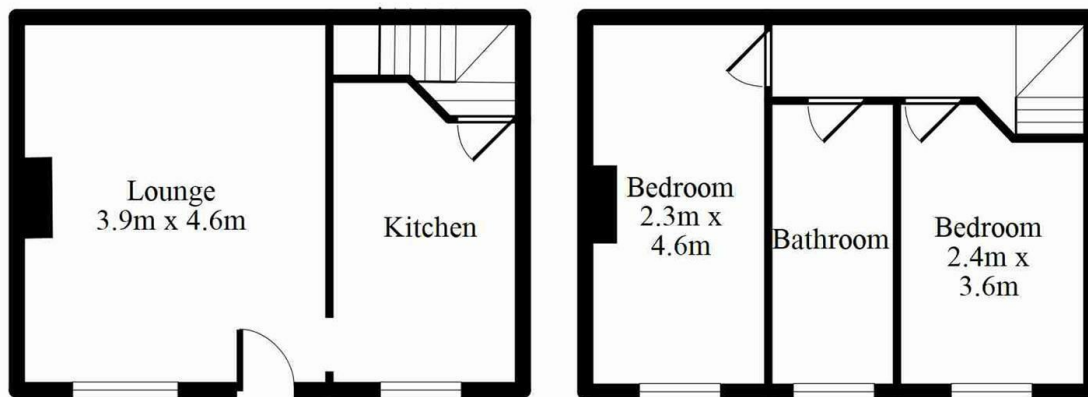




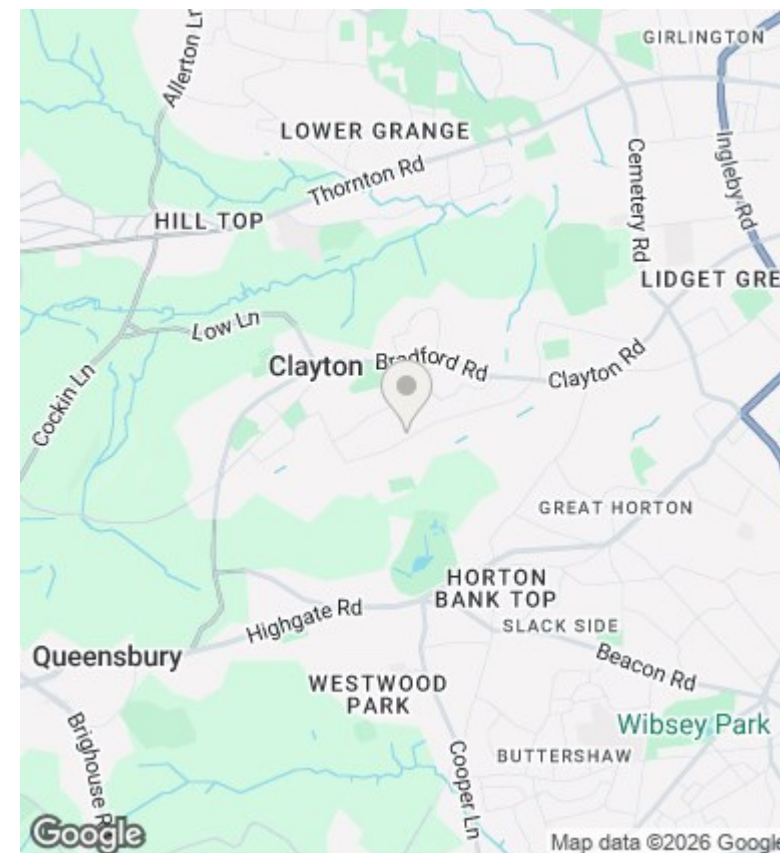
## 12 Pastureside Terrace West, Clayton, Bradford, BD14 6LW

£115,000

- TWO BEDROOM MID TERRACE
- GAS CENTRAL HEATING
- CELLAR & LOFT FOR STORAGE
- ARRANGE YOUR VIEWING NOW!
- 'BACK-TO-BACK'
- UPVC DOUBLE GLAZING
- CLOSE TO LOCAL AMENITIES
- GARDEN TO THE FRONT
- LIVING ROOM & SEPARATE KITCHEN
- IDEAL LANDLORD INVESTMENT



Every attempt has been made to ensure this floor plan is accurate, however their accuracy is not guaranteed. The floorplan is for illustrative purposes and should be used in that context. GFPMS 2026



## Directions

## Viewings

Viewings by arrangement only.  
Call 01274884040 to make an appointment.

## Council Tax Band

B

## EPC Rating:

C

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         | 90        |
| (69-80) <b>C</b>                            | 71                      |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |