



8. Pastureside Terrace West, Clayton, Bradford, BD14 6LW

£125,000

- TWO STONE BUILT BEDROOM MID-TERRACE
- WELL PRESENTED THROUGHOUT
- UPVC DOUBLE GLAZING
- TWO DOUBLE BEDROOMS
- MANY RECENT IMPROVEMENTS
- BACK-TO-BACK
- GAS CENTRAL HEATING
- CELLAR STORAGE
- ENCLOSED GARDEN TO THE FRONT
- IDEAL FIRST TIME BUY

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**** WELL PRESENTED TWO BEDROOM MID-TERRACE **** MANY IMPROVEMENTS IN RECENT YEARS **** READY TO MOVE IN **** Bronte Estates are pleased to offer for sale this ideal first time buy or landlord investment, situated in a no-through road off Pasture Lane in Clayton. In recent years the property has had a new roof and gutters, re-pointing, some re-plastering, new oven, hob & extractor and redecorated throughout, plus new flooring. Further benefitting from gas central heating, modern kitchen & bathroom and UPVC double glazing. Located close to local schools, bus routes and village amenities. Enclosed garden to the front.



Council Tax Band: A



Entrance Hall

The front entrance door leads into a vestibule with doors off to the lounge and kitchen.

Lounge

14'9 x 12'6

A spacious reception room in good decorative order, enjoying a high ceiling, laminate flooring, two wall light points and a central heating radiator.

Kitchen

11'9 x 7'8

Fitted with a range of base and wall cabinets, laminate work surfaces and splash-back wall tiling. Stainless steel sink & drainer, plumbing for a washing machine, eye-level electric oven, four ring gas hob and a chimney style extractor above. Space for a fridge-freezer and doors off to the cellar and first floor.

Cellar

A useful white-washed cellar providing further storage.

First Floor

Landing area with access to the loft space and doors to the bedrooms and bathroom.

Bedroom One

14'9 x 7'2

Window to the front elevation, central heating radiator and a fitted double wardrobe with overhead cupboards.

Bedroom Two

11'8 x 7'8

Window to the front elevation, central heating radiator and a three door fitted wardrobe.

Bathroom

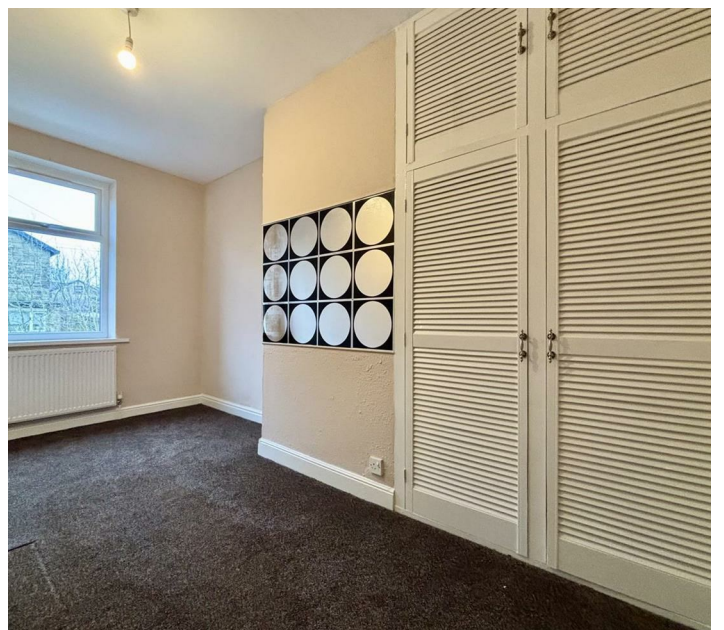
11'7 x 5'1

A good-sized bathroom consisting of a panelled bath with mains powered shower over and folding glass screen, low flush WC and a washbasin set in a vanity unit with storage below. Boiler cupboard, airing cupboard, central heating radiator and a window to the front elevation.

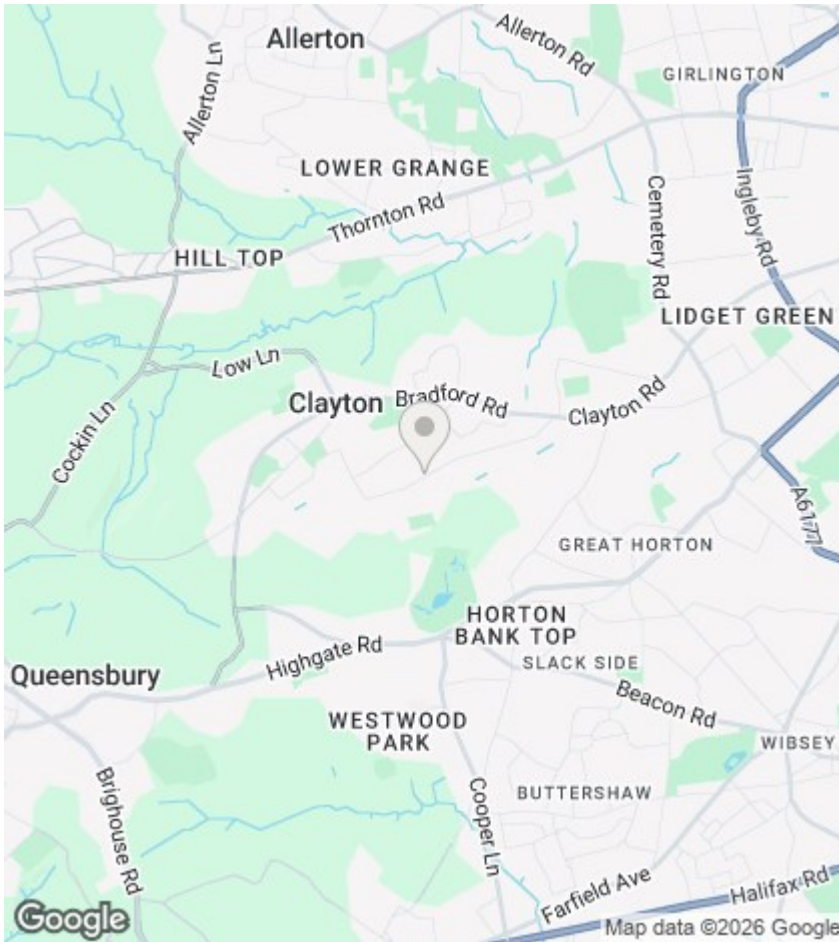
External

Enclosed garden to the front with a stone wall

boundary, garden gate, paved area, gravelled area, flower bed and a mature tree. On road parking to the front.







Directions

Viewings

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

EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D	61		
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC 