



21 Herbert Street, Clayton, Bradford, BD14 6LD
£210,000

The Property Perspective

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PROPERTY
PERSPECTIVE

We are delighted to offer for sale this impressive semi detached house located in a private position with open aspect to Clayton Golf Club and with access to amenities and transport links.

As you would expect the property benefits from gas central heating and PVCu double glazing. There is a modern style dining kitchen plus contemporary shower room. Items of further note include feature internal doors, gas fire with marble surround to lounge plus patio door leading to the garden. There are ample sockets and media points to the property. The home is ready to move in with flooring and blinds included.

To the ground floor is an entrance hall, lounge and dining kitchen. There are 3 well proportioned bedrooms plus a contemporary shower room located off the first floor landing. There is a boarded loft.

The property is tucked away in a private plot with garden areas to 3 sides consisting of low maintenance artificial turf and feature decking area, external power and light plus tap. There is driveway parking leading to a single garage.

Tenure - Freehold
Council Tax - Band C

The property comprises.

GROUND FLOOR

Entrance Hall

With timber flooring.

Lounge 15'4"(max) x 12'1"(max) (4.68m(max) x 3.70m(max))

A light dual aspect room with timber flooring plus gas fire with marble surround.

Dining Kitchen 15'3" x 9'4" (4.67m x 2.86m)

Having a comprehensive range of wall and base units with complimenting laminate worktops and tiling., With oven, hob and hood. Timber flooring and access to store. Patio door leading to garden.

FIRST FLOOR

Landing

With fitted carpets.

Bedroom 1 15'4"(max) x 9'4"(max) (4.69m(max) x 2.86m(max))

With carpets and blinds.

Bedroom 2 9'4" x 7'6" (2.86m x 2.30m)

With carpets and blinds.

Bedroom 3 9'4" x 7'6" (2.86m x 2.29m)

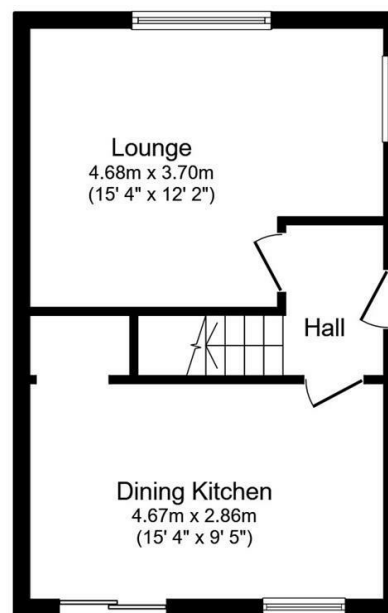
With carpets and blinds.

Shower Room 8'6"(max) x 5'4"(max) (2.60m(max) x 1.65m(max))

Having contemporary white sanitary ware with full wall tiling, vanity basin and ladder radiator.

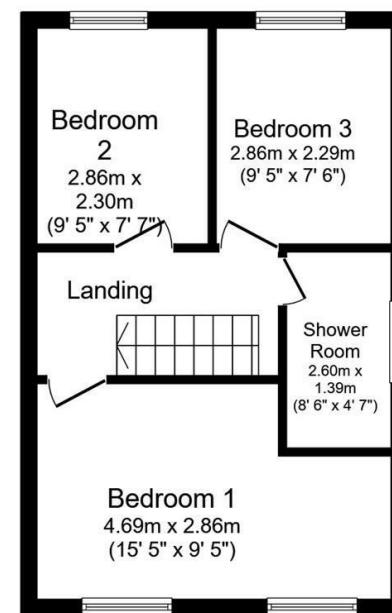
EXTERNAL

The property is tucked away in a private plot with garden areas to 3 sides consisting of low maintenance artificial turf and feature decking area, external power and light plus tap. There is driveway parking leading to a single garage.



Ground Floor

Floor area 35.4 sq.m. (381 sq.ft.)



First Floor

Floor area 35.4 sq.m. (381 sq.ft.)

Total floor area: 70.8 sq.m. (762 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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