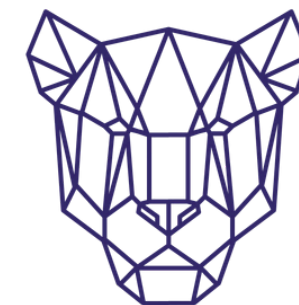




Guide price £70,000 - Cash buyers only
Granville Street, Clayton, Bradford, BD14

 x2  x1  x1



**PANTERA
PROPERTY**



*****CASH BUYERS ONLY*****

Pantera Property are delighted to bring to the market a two-bedroom mid-terraced property offered over three floors.

Property Description

Offered to the market with no onward chain, a two-bedroom mid-terrace property offering an excellent opportunity for investors, developers or experienced renovators looking to create value.

Situated in a popular residential location, the property benefits from a front courtyard and approximately 694 sq. ft. of internal accommodation arranged over three floors.

The lower ground floor offering potential for storage.

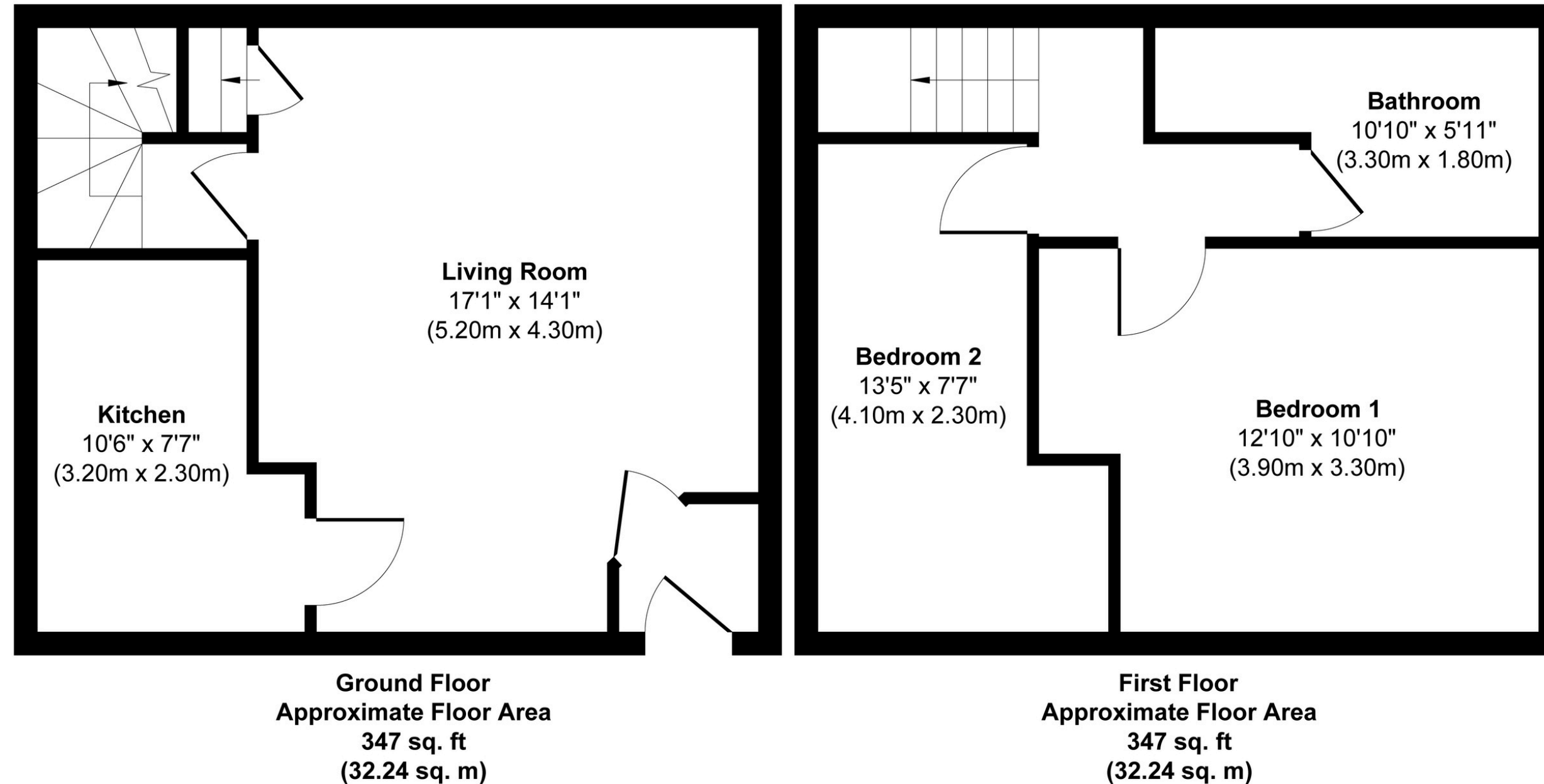
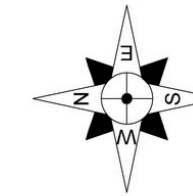
The ground floor comprises an entrance leading into a spacious living room and a separate kitchen.

To the first floor are two bedrooms and a family bathroom.

Externally, the property enjoys a low-maintenance front courtyard.

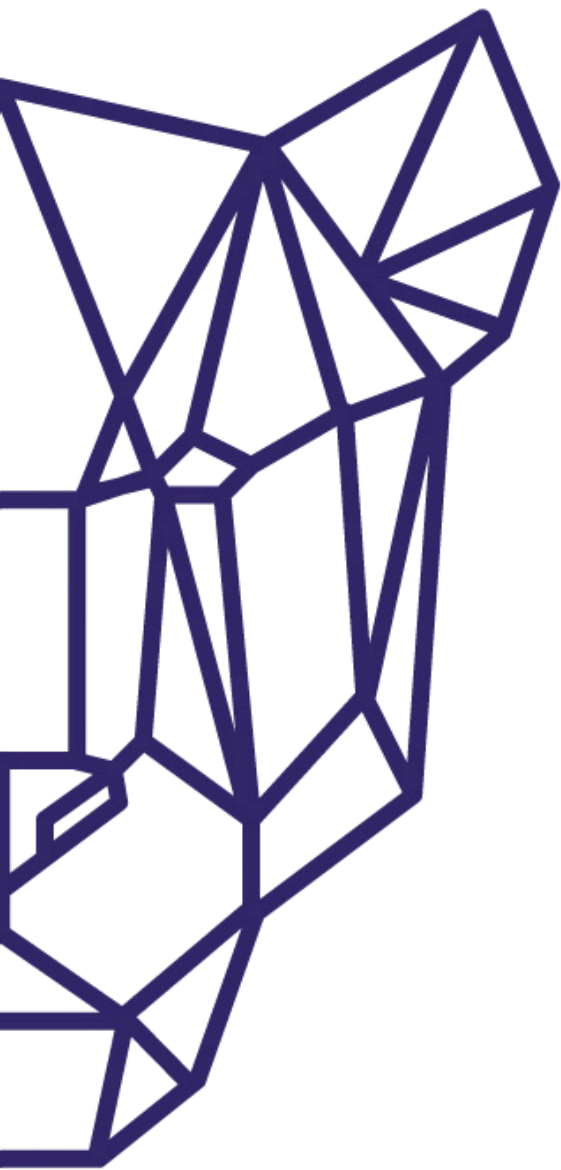
The property is sold as seen.





Approx. Gross Internal Floor Area 694 sq. ft / 64.48 sq. m

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.



Additional Information

Local Authority: Bradford City Council	Tenure: Freehold	Size: 694 sq.ft	Council Tax Band: A
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Location

The property is located in the village of Clayton, approximately 3 miles west of Bradford city centre in West Yorkshire. The area is predominantly residential, offering a mix of traditional stone-built homes and modern developments. Residents benefit from a range of local amenities, including shops, schools, healthcare services, and community facilities, while nearby open countryside provides opportunities for walking and outdoor recreation. The location enjoys convenient road links via the A6036 and surrounding routes, providing easy access to Bradford, Halifax, Leeds, and the wider West Yorkshire region. Public transport services also connect the area to neighbouring towns and the city centre, making it a well-connected yet community-focused location.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

Viewing

Please contact Amy at Pantera Property to arrange on 0330 118 6610.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



PANTERA
PROPERTY

0330 118 6610
office@panteraproperty.com
www.panteraproperty.com

44 Southampton
Buildings, WC2A 1AP

Unit E2 5 Greengate,
Cardale Park,
Harrogate,
HG3 1GY,