



3 Mayfield Terrace, Clayton, Bradford, BD14 6JW

Offers Over £110,000

- ONE BEDROOM MID-TERRACE
- WELL PRESENTED THROUGHOUT
- SUPERB SHOWER ROOM FITTED 2024
- UPVC DOUBLE GLAZING
- BACKWATER LOCATION
- OFFICE/STUDY/OCCASIONAL BEDROOM
- MODERN KITCHEN FITTED 2025
- GAS CENTRAL HEATING
- SMALL GARDEN TO THE FRONT
- IDEAL FOR THOSE DOWNSIZING

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**** CHARACTER MID-TERRACE ** BACKWATER LOCATION ** ONE DOUBLE BEDROOM PLUS STUDY ** MANY RECENT IMPROVEMENTS ** WELL PRESENTED THROUGHOUT **** Bronte Estates are delighted to offer for sale this lovely terrace property located in a quiet position in Clayton. A brand new kitchen was fitted last year and a new bathroom in 2024. The property enjoys some character features such as high ceilings and exposed beams, along with UPVC double glazing and gas central heating. Ideal for first time buyers, or perhaps those downsizing that are wanting a backwater location. Arrange your viewing now.



Council Tax Band: A



Kitchen

14'1 x 8'2

The front entrance door leads directly into a modern fitted kitchen with a range of base and wall cabinets with laminated work surfaces over. Integrated electric oven, halogen hob and an extractor above. Plumbing for a washing machine, space for a fridge-freezer, composite sink & drainer with mixer tap and a central heating radiator, Window to the front elevation and a doors off to the lounge and cellar.

Lounge

14'1 x 9'8

Exposed ceiling beams, window to the front elevation, modern fireplace with an electric fire and a central heating radiator.

Cellar

Small keeping cellar providing further storage.

First Floor

Landing with access to the loft space.

Bedroom One

12'8 x 9'9

Window to the front elevation and a central heating radiator.

Study / Occasional Bedroom

11'3 x 3'9

Currently used for storage. A useful space with fitted wardrobe and cupboard above. Central heating radiator.

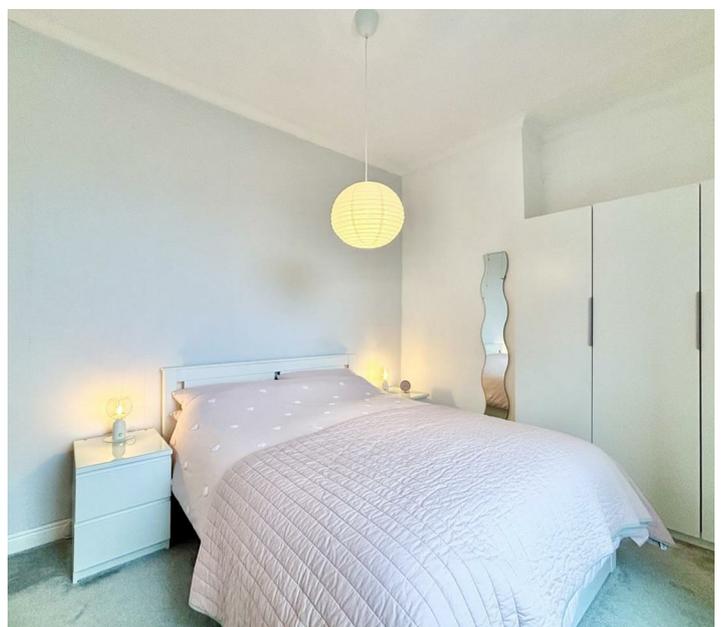
Shower Room

7'1 x 5'8

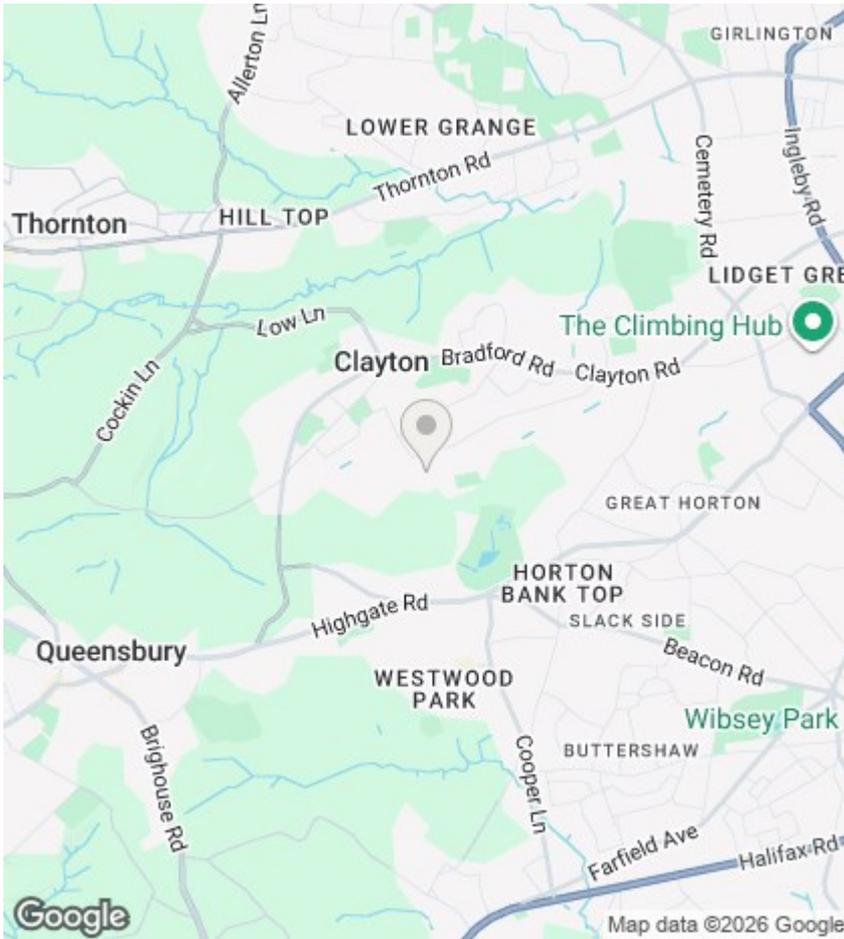
A modern shower room with a double walk-in shower enclosure, glass sliding door, rainfall shower and a hand-held attachment. Large washbasin with storage below and mixer tap, low flush WC, central heating radiator and a heated towel rail. Window to the front elevation.

External

Small paved garden to the front with stone wall boundary and garden gate.







Directions

Viewings

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

EPC Rating:

D

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