



73 Paley Road

- FOUR BEDROOM END TERRACE
- IDEAL FAMILY HOME
- MODERNISATION REQUIRED
- SPACIOUS LIVING SPACE

**Offers Over £170,000**  
EPC Rating '59'





## Property Description

### DESCRIPTION

This spacious four-bedroom end terraced property, providing flexible living accommodation across three floors and offering excellent potential for further modernisation and improvement.

The property comprises an entrance leading into a bright and generously sized lounge with large front-facing windows allowing plenty of natural light. To the rear is a fitted kitchen offering good space and layout potential, with access to an enclosed rear garden.

To the upper floors are four bedrooms, including useful attic rooms with versatile use for bedrooms, office space or storage, together with a family bathroom fitted with a three-piece suite and shower over bath.

Externally, the property benefits from an enclosed low-maintenance garden with paved seating areas, artificial lawn and detached storage shed, while the front offers a raised entrance with stone steps and enclosed frontage.

The property would benefit from cosmetic updating and kitchen modernisation but offers



generous room sizes and excellent potential for buyers looking to create a family home or investment property.

#### LIVING ROOM

The living room is a bright and spacious reception room featuring a large front-facing bay window allowing plenty of natural light. Finished in neutral tones with modern grey flooring decor, the room offers ample space for both lounge seating and everyday living.

#### KITCHEN

The spacious dining kitchen is fitted with a range of wall and base units, complementary work surfaces, and tiled splashbacks. The room offers ample storage and preparation space together with a range-style cooker area and a sink positioned beneath a rear-facing window, allowing natural light to flood the space. Finished with modern flooring and contemporary lighting, the kitchen provides a generously proportioned layout and also benefits from access to the cellar, offering useful additional storage. While functional and well-sized, the kitchen would benefit from further updating and finishing to suit individual tastes.



#### MASTER BEDROOM

Bedroom one is a spacious double bedroom featuring a large front-facing window providing excellent natural light. The room is finished in neutral decor with fitted carpeting and offers ample space for bedroom furniture, creating a bright and comfortable main bedroom.



#### BEDROOM 2

Bedroom two is a well-proportioned bedroom featuring a front-facing window providing good natural light. The room is complemented by decorative feature wallpaper, fitted carpeting and neutral decor, offering space for a bed and additional bedroom furniture.

#### BATHROOM

The bathroom is fitted with a three-piece suite comprising a pedestal wash basin, WC and panelled bath with shower over. Finished with tiled walls and a frosted rear-facing window providing natural light and privacy, the room offers a functional family bathroom layout with scope for cosmetic updating to suit individual preferences.





### BEDROOM 3

Bedroom three is located on the upper floor and offers a spacious and versatile room with sloped ceilings adding character to the space. The room benefits from a side-facing window providing natural light, fitted carpeting and neutral decor throughout. Suitable for use as a double bedroom, guest room, office or hobby space.

### BEDROOM 4

Bedroom four is a useful upper-floor room featuring sloped ceilings and a rear-facing window allowing natural light into the space. Currently arranged with a bed in place, the room offers versatile accommodation suitable for use as a bedroom, occasional guest room, dressing room or home office. Finished with neutral decor and fitted carpeting throughout.

### EXTERIOR

Externally, the property is a substantial stone-built end terrace occupying a generous corner plot with attractive curb appeal. To the front, steps lead up to the main entrance with a low-maintenance enclosed frontage and elevated position.

To the rear, the property benefits from a spacious enclosed garden featuring a paved patio seating area, artificial lawn and planted borders, offering excellent outdoor entertaining space. A storage shed provides useful additional storage, while gated side access adds further practicality. The outside space offers plenty of potential for further landscaping or personalisation.

## PURCHASE DETAILS:

*Please note that the services & appliances have not been tested & the property is sold on that basis.*

Once you are interested in purchasing this property, ideally call in person or telephone this office to discuss your offer, we would suggest that this is done before contacting a bank, building society or solicitor as any delay could result in the property being sold to someone else and any survey and legal fees being unnecessarily incurred.

**VALUATION:** If you are thinking of selling your home, why not contact one of our offices now for a FREE VALUATION strictly without any obligation. Contact us on Bradford (01274) 880019.

**CALLANDER MORTGAGE SOLUTIONS: *Need mortgage advice?*** Why not let our specialist, in-house mortgage team look after you and do the hard work for you...

Navigating the world of mortgages can be a daunting prospect. Callander Mortgage Solutions Ltd have access to a huge panel of lenders and are here to help and guide you every step of the way.

Have you seen the perfect property? Is time of the essence? Or have you had bad credit? Give the independent experts a call, today and ask about the limited offer "**Fee Free Whitney's**" packages!

**CONVEYANCING: *Buying or selling a property? Need a fast, professional property lawyer to help you with your sale or purchase? Or both?***

Elliott James Legal Ltd are a trusted and respected law firm, specialising in all aspects of residential conveyancing and property matters. With local offices and more, why not benefit from our in-house relationship and ask us to introduce you to their friendly and supportive team of legal experts. **Get your no-obligation quote today!**

**BUYERS CLUB:** The sales market can be extremely competitive and fast-moving, but we can give buyers who join the Buyers Club exclusive access to Pre-Market Listings. Seize the opportunity and be the first to view our up and coming properties.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

Members of the Buyers Club stay ahead of the competitive market by viewing homes before they reach the open market.

**RENT-A-HOUSE:** Thinking of renting your HOUSE? FLAT? Contact (01274) 880019 for further details.