



## 27 Vine Terrace East, BD8 0LF

£150,000

- TWO BEDROOM MID TERRACE
- WELL PRESENTED THROUGHOUT
- BASEMENT LEVEL OFFERING POTENTIAL
- GAS CENTRAL HEATING
- CLOSE TO LOCAL AMENITIES
- A BACK-TO-BACK PROPERTY
- SET ACROSS THREE FLOORS
- RECENT NEW ROOF
- UPVC DOUBLE GLAZING
- EARLY VIEWING IS ADVISED

# 27 Vine Terrace East, BD8 0LF

**\*\* SPACIOUS TWO BEDROOM MID-TERRACE \*\* SET OVER THREE FLOORS \*\* WELL PRESENTED \*\* RECENT NEW ROOF \*\*** Bronte Estates are pleased to list for sale this deceptively spacious back-to-back property in BD8. The large basement level offers potential for conversion (as neighbouring properties have done) and there is potential to create a third bedroom. To the ground floor is a living room, 19' kitchen and access to the cellar. To the first floor is a well proportioned master bedroom and a 12' bathroom. To the second floor is an overall attic bedroom that could be split to create a third bedroom. Enclosed garden to the front. Early viewing is advised.



Council Tax Band: A



## **ENTRANCE VESTIBULE**

Front entrance door, laminate flooring, open into lounge.

## **LOUNGE**

16'3 x 13'1

Laminate flooring, modern fireplace with tiled back & hearth, original coving, central heating radiator, window to the front.

## **KITCHEN**

19'4 x 4'2

Range of fitted base & wall units, contrasting work surfaces, complementary splash backs, stainless steel sink & drainer, gas cooker point, plumbing for an automatic washing machine, stairs to the cellar, central heating radiator, window to the front.

## **CELLAR**

16'1 x 13'2

Potential to convert subject to planning permission as other properties have. Main cellar roof with Belfast sink and window to the front. Three smaller storage rooms off the main room.

## **FIRST FLOOR LANDING**

Doors leading to the master bedroom, bathroom and attic room, central heating radiator.

## **MASTER BEDROOM**

16'3 x 11'5

Walk in wardrobe/ storage room, central heating radiator, window to the front.

## **BATHROOM**

12'6 x 6'1

Bathroom suite comprising; panelled bath, shower cubicle with electric shower, pedestal wash basin, low flush WC, airing cupboard, central heating radiator, window to the front.

## **ATTIC BEDROOM**

16'6 (max) x 14'5

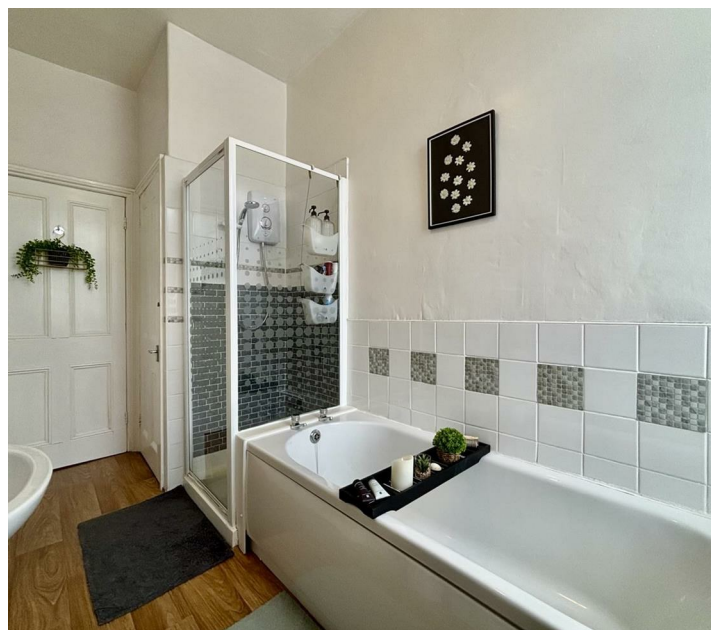
Possibility to split into two separate rooms subject to planning permission. Central heating radiator, Velux window with integrated blind.

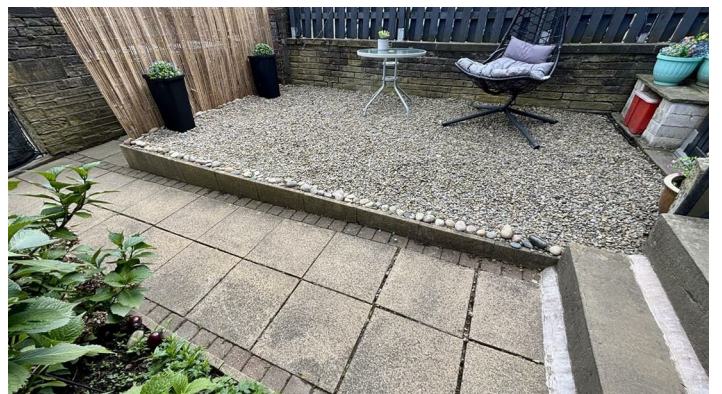
## **EXTERIOR**

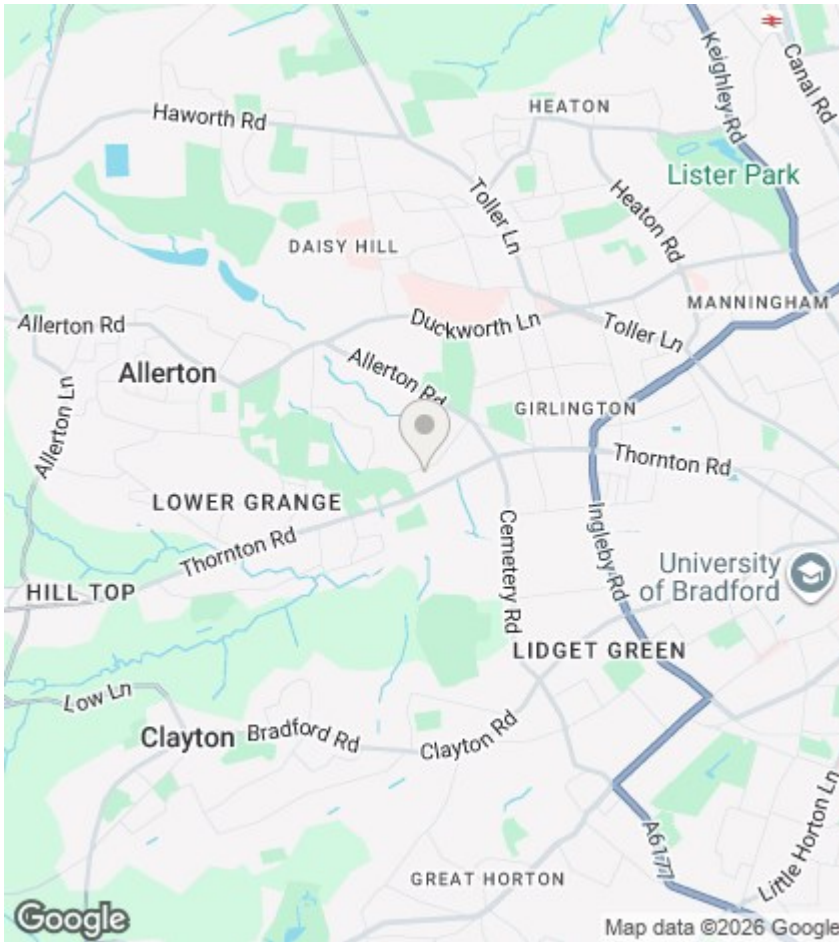
Enclosed patio garden to the front.

## **PLEASE NOTE**

Energy Certificate and Floor Plan to follow.







## Directions

## Viewings

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

## EPC Rating:

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