



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

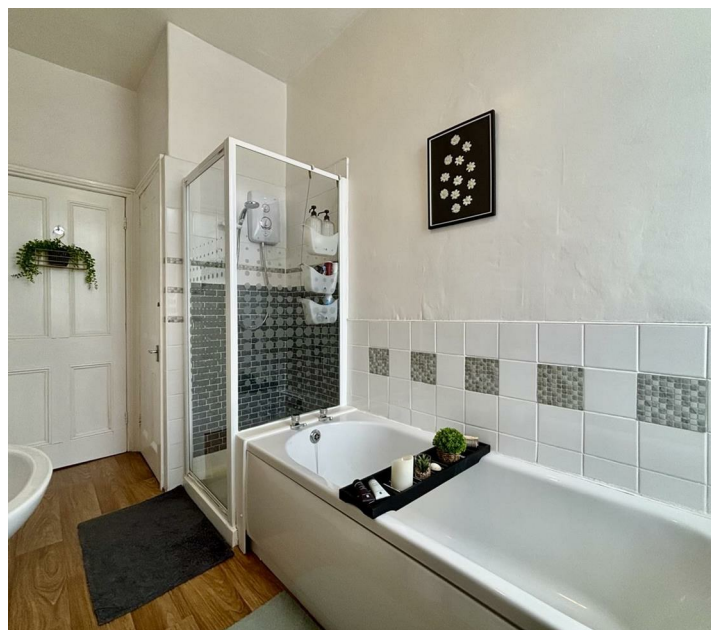
Possibility to split into two separate rooms subject to planning permission. Central heating radiator, Velux window with integrated blind.

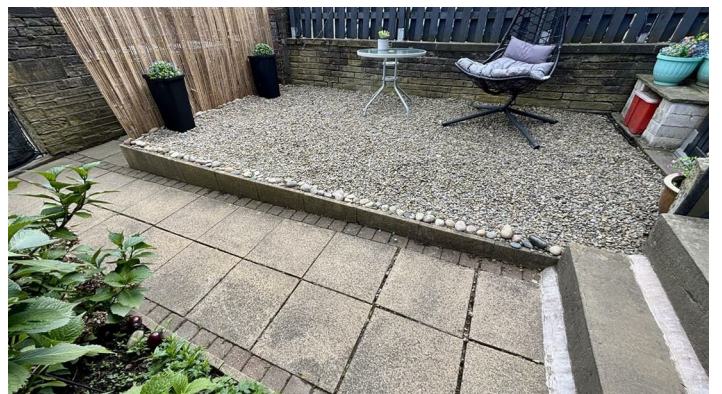
EXTERIOR

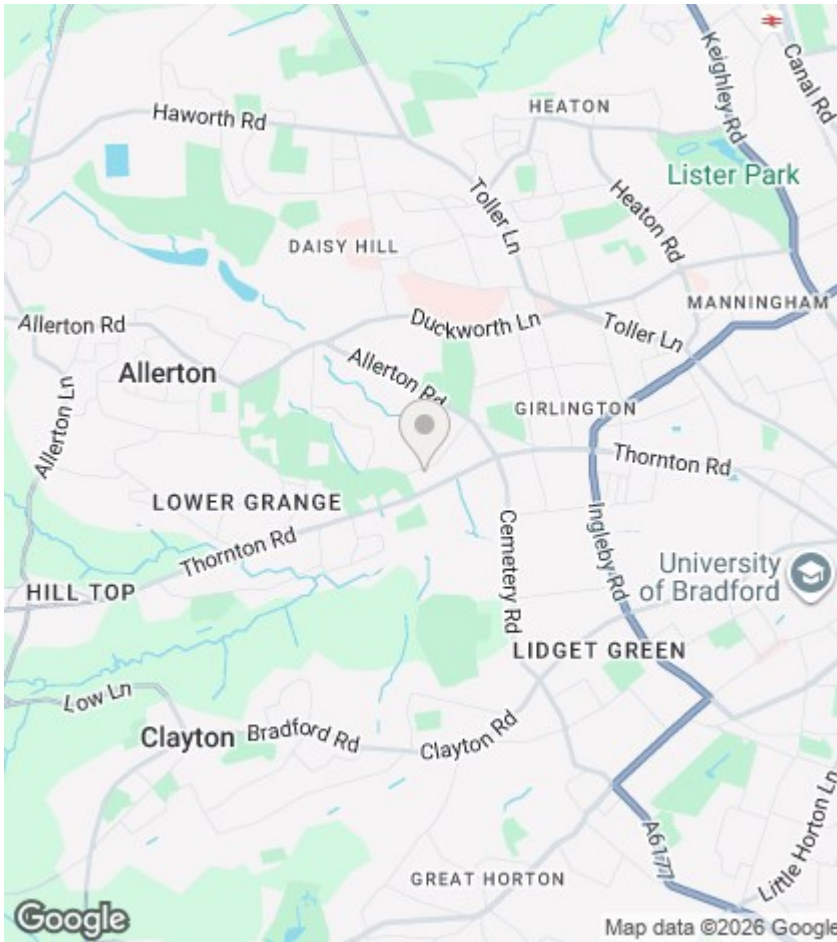
Enclosed patio garden to the front.

PLEASE NOTE

Energy Certificate and Floor Plan to follow.







Directions

Viewings

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

EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

