



13 Alexander Square, Clayton, Bradford, BD14 6QU

£175,000

- NO ONWARD CHAIN
- POPULAR RESIDENTIAL LOCATION
- IDEAL FOR GROWING FAMILIES
- MULTIPLE RECEPTION ROOMS
- DECEPTIVELY SPACIOUS
- GENEROUS ROOM SIZES THROUGHOUT
- ENCLOSED GARDEN TO REAR
- CLOSE TO ALL LOCAL AMENITIES

13 Alexander Square, Bradford BD14 6QU

NO ONWARD CHAIN Situated in the heart of Clayton, BD14 is this DECEPTIVELY SPACIOUS, THREE BEDROOM THROUGH terraced property ideal for FIRST TIME BUYERS and GROWING FAMILIES alike! Being offered to the market with NO ONWARD CHAIN, the property sits on away from main roads providing a SECLUDED SETTING close to AN ARRAY OF LOCAL AMENITIES and EXCELLENT TRANSPORT LINKS into Bradford Centre, In need of modernisation the property has SIZE-ABLE ROOMS THROUGHOUT and briefly comprises a hallway, TWO RECEPTION ROOMS and kitchen to the ground floor with a wide landing, THREE DOUBLE BEDROOMS and family bathroom to the first floor. Externally, the house benefits from a SUBSTANTIAL ENCLOSED GARDEN to the rear and a low maintenance yard to the front with potential of creating a driveway. Early internal inspections are highly recommended to appreciate the size on offer with the ideally located traditional terraced home.



Council Tax Band: B



Property Description

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Accommodation

Ground Floor

Dining Room

14'10" x 12'11"

A light and airy reception room, previously used as a dining room with a fireplace, built in alcove storage, a double glazed window to front, gas central heating radiator and access to the kitchen and living room.

Kitchen

5'8" x 13'3"

Fitted with a mixture of wooden wall and base units, an electric oven with gas hob and extractor over, integral fridge, freezer and washing machine with a sink and drainer and double glazed window to front.

Living Room

13'1"x 13'3"

A generously proportioned main living room situated to the rear aspect providing an out-look of the rear garden and naturally lit via a large double glazed window to rear, also comprising

exposed wooden flooring, a fireplace with mantle and surround, a gas central heating radiator and access to the inner hallway.

Inner Hall

With access to the rear garden and the stairs to the first floor.

First Floor

Landing

A spacious landing leading to all rooms on the first floor with loft hatch.

Bedroom One

11'5" x 13'1"

A substantial main double bedroom to the front elevation comprising a double glazed window to front and gas central heating radiator.

Bedroom Two

10'1" x 12'11"

A second double bedroom to the rear aspect with a double glazed window providing a view over the rear garden and a gas central heating radiator.

Bedroom Three

8'11" x 8'11"

A larger than average third double bedroom with a double glazed window to rear and gas central heating radiator.

Family Bathroom

A fully tiled bathroom with a beautiful four piece suite consisting of a stand alone roll top bath, separate shower, w/c, wash hand basin, double glazed window to front and gas central heating.

External

The property has a low maintenance, enclosed yard to the front with a former coal store for storage. Other properties on the street have used this space to create a driveway for off-road parking. The property has a generous, enclosed rear garden, mostly laid to lawn with a patio seating area and mature garden borders.

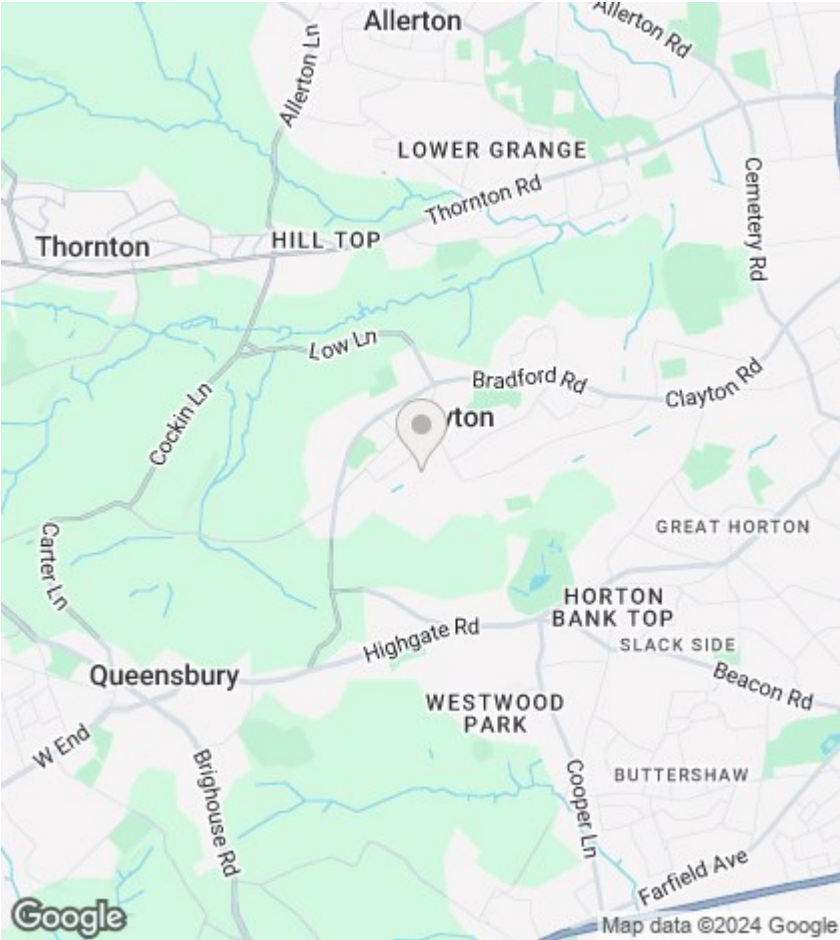
Agents Notes

Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are

approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.







Directions

Viewings

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

EPC Rating:
C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	