bronte estates

72. Pasture Lane, Clayton, Bradford, BD14 6LN

Offers Over £190,000

- FOUR BEDROOM MID-TERRACE
- DORMERS FRONT AND REAR
- TWO RECEPTION ROOMS
- CONSERVATORY
- RECENTLY REDECORATED THROUGHOUT
- SET OVER THREE FLOORS
- TWO BATHROOMS
- GARAGE & DRIVEWAY
- OFF-ROAD PARKING
- ARRANGE YOUR VIEWING NOW!

11 High Street, Queensbury, Bradford, West Yorkshire, BD13 2PE
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72. Pasture Lane, Bradford BD14 6LN

** SPACIOUS FOUR BEDROOM MID-TERRACE ** TWO RECEPTION ROOMS ** TWO BATHROOMS ** CONSERVATORY ** PARKING FOR THREE CARS ** GARAGE ** This ideal family home in the heart of Clayton must be viewed to be fully appreciated. With accommodation over three floors, a garage and parking to the rear, we're sure this property will be popular. Briefly comprising of: Entrance Hall, Lounge, Dining Room, Kitchen, two first floor Bedrooms and a bathroom. To the second floor are a further two Bedrooms, another Bathroom and a useful Office/Study. Gardens can be found to the front and rear plus a separate Garage with off-road parking. Early viewing is advised.

4 2 2 E

Council Tax Band: C

Entrance Vestibule
Door to the hallway.

Hall
Stairs lead off to the first floor, coat hooks, central heating radiator and doors to the lounge and dining room.

Lounge
14'0 x 10'8
Bay window to the front elevation, modern fireplace with granite inlay and a living flame gas fire. Central heating radiator.

Dining Room
14'3 x 14'3
Tiled fireplace with gas fire, window to the rear elevation, fitted storage cupboards and a central heating radiator. Door to:

Kitchen
11'9 x 6'0
Fitted with a range of base and wall units, laminated work surfaces and splash-back tiling. Integrated electric oven, gas hob and an extractor above, plus plumbing for a dishwasher. Windows to the side and rear elevations and a door to:

Conservatory
11'7 x 5'9
White UPVC door and windows plus a utility area with plumbing for a washing machine and space for a tumble dryer. Exterior door to the rear garden.

First Floor
Landing area with stairs off to the second floor and doors to two bedrooms and a bathroom. Central heating radiator.

Bedroom One
14'5 x 11'4
Window to the front elevation, original cast iron fireplace and a large walk-in wardrobe/storage. Central heating radiator.

Bedroom Two
9'7 x 8'6
Window to the rear elevation, boiler cupboard and a central heating radiator.

Bathroom
A white three piece bathroom suite comprising of a panelled bath with shower over, WC and a pedestal washbasin. Central heating radiator, window to the rear elevation and an extractor.

Second Floor
Landing area with access to two further bedrooms, an office/study and another bathroom.

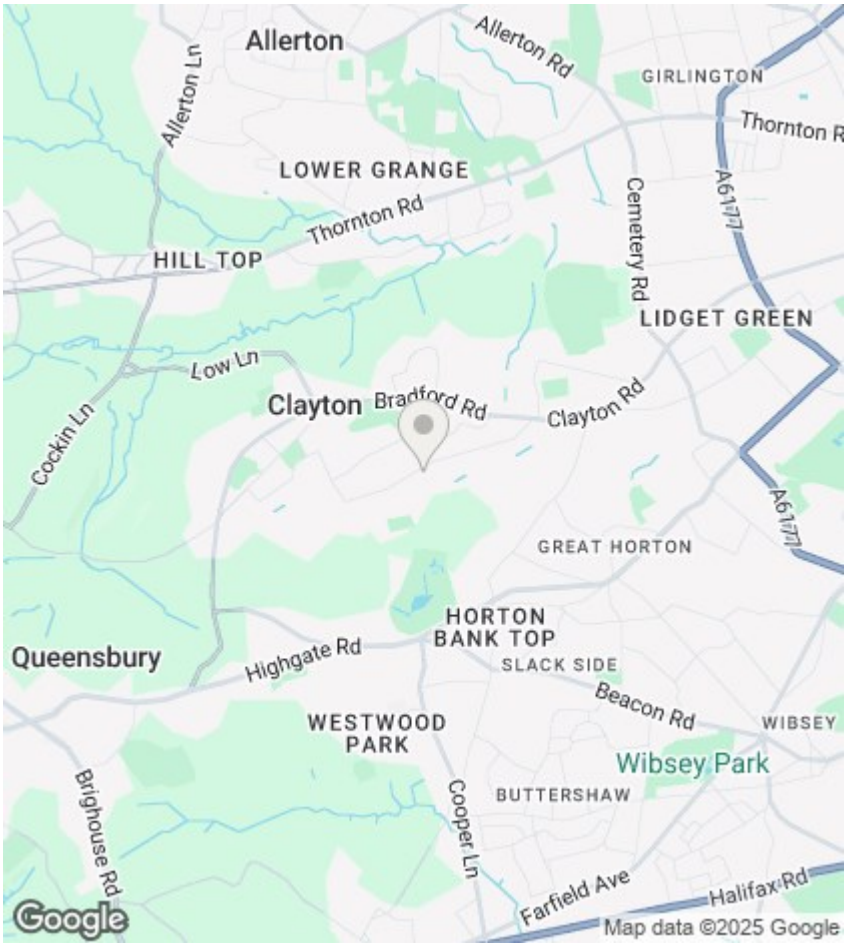
Bedroom Three
8'7 x 8'7
Dormer window to the rear elevation and a central heating radiator.

Bedroom Four
8'9 x 7'4
Dormer window to the front elevation and a central heating radiator.

Office / Study
9'0 x 4'1
Window to the front elevation and a central heating radiator.

Shower Room
Double width shower cubicle, WC and a pedestal washbasin. Window to the rear elevation and a heated towel rail.

External
To the front of the property is a low maintenance block-paved garden with fencing and a garden gate. To the rear is another enclosed paved garden with secure gates, currently used for parking. Across an unmade road to the rear is a good-sized single garage with 'up and over' door and parking for a further two cars.



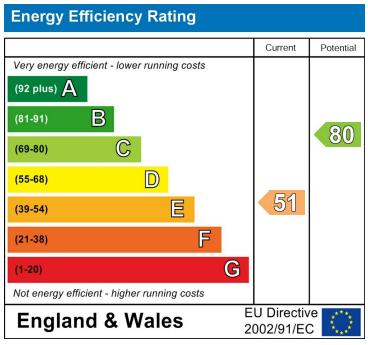
Directions

Viewings

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

EPC Rating:

E



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