



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!

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. This property also comes with the added bonus that the vendor has opted for **PREMIUM CONVEYANCING** to speed up the transaction following offer acceptance.



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.

Premium Conveyancing

The vendors have opted to provide a legal pack for the sale of their property which includes a set of searches. The legal pack provides upfront the essential documentation that tends to cause or create delays in the transactional process.

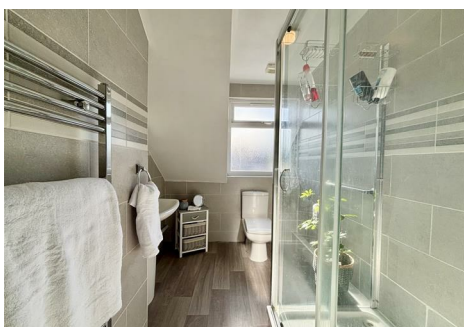
The legal pack includes

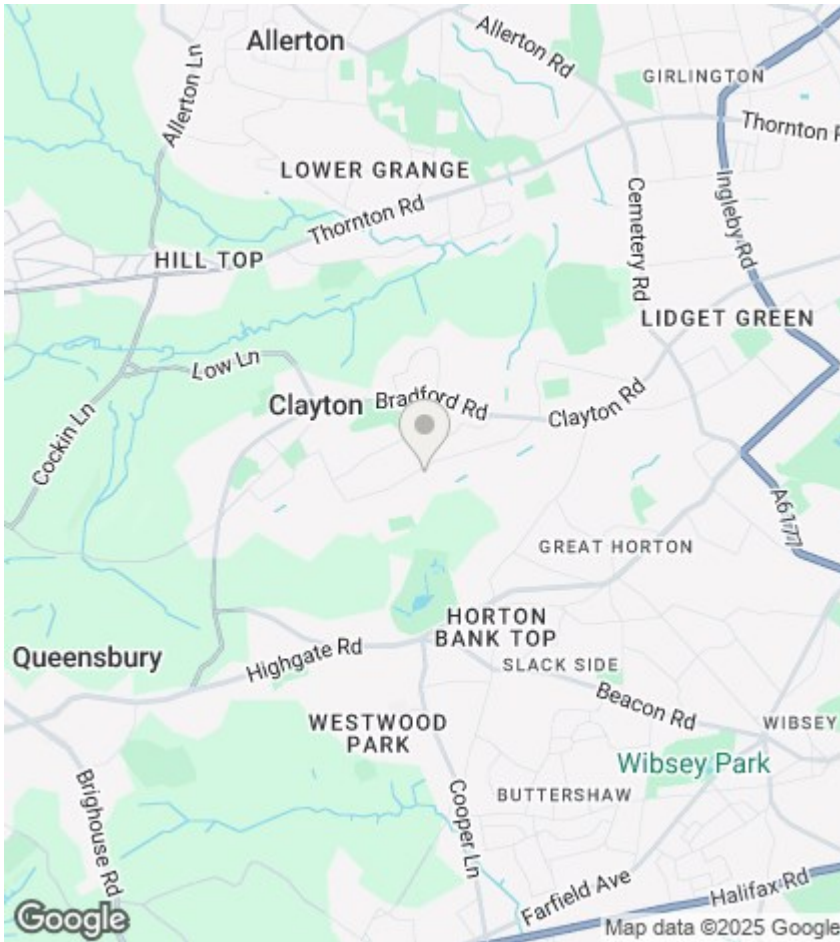
- Evidence of title
- Standard searches (regulated local authority, water & drainage & environmental)
- Protocol forms and answers to standard

conveyancing enquiries

The legal pack is available to view in the branch prior to agreeing to purchase the property. The vendor requests that the buyer buys the searches provided in the pack which will be billed at £360 inc VAT upon completion. We will also require any purchasers to sign a buyer's agreement.







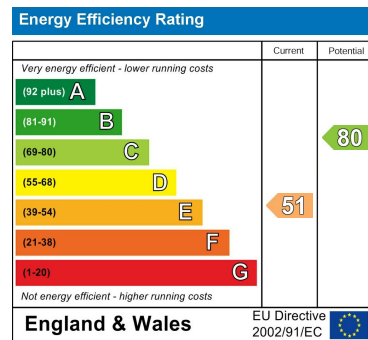
Directions

Viewings

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

EPC Rating:

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Every attempt has been made to ensure this floor plan is accurate, however their accuracy is not guaranteed. The floorplan is for illustrative purposes and should be used in that context. GPPMS 2025

