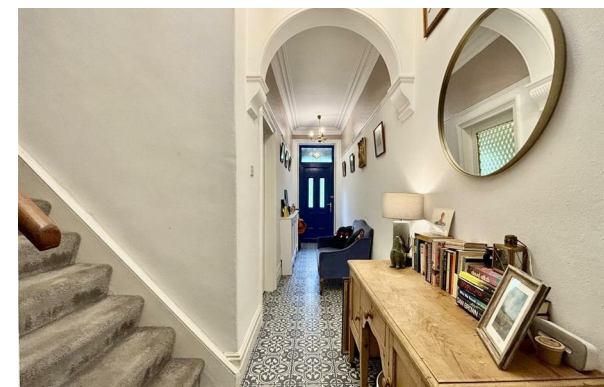
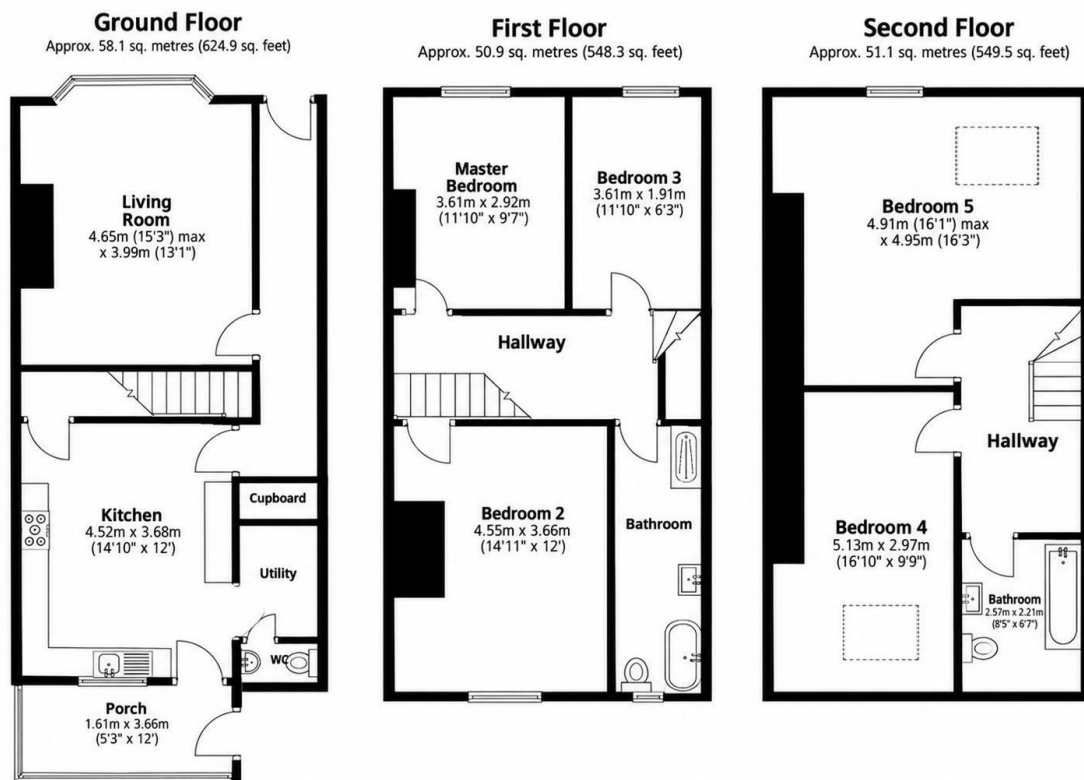




12 Larchmont, Clayton, Bradford, BD14 6AB

£260,000

- FIVE BEDROOM PERIOD TERRACE PROPERTY
- LARGE BASEMENT OFFERING POTENTIAL
- MASSES OF SPACE FOR A GROWING FAMILY
- CLAYTON VILLAGE LOCATION
- DELIGHTFULLY PRESENTED & WELL MAINTAINED
- IMPRESSIVE KITCHEN & BATHROOMS
- GAS CENTRAL HEATING & UPVC DG
- SET OVER THREE FLOORS
- TASTEFULLY APPOINTED
- GARDENS FRONT AND REAR



Total area: approx. 160.0 sq. metres (1722.7 sq. feet)



Directions

Viewings

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

Council Tax Band

B

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	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	