



12 Derby Street, Clayton, Bradford, BD14 6NU

Offers Over £130,000

- TWO/ THREE BEDROOM BACK TO BACK TERRACE
- TWO BEDROOMS & BATHROOM TO FIRST FLOOR
- ENCLOSED GARDEN/ YARD TO THE FRONT
- CLOSE TO VILLAGE AMENITIES
- GAS CENTRAL HEATING & DOUBLE GLAZING
- GOOD SIZE LOUNGE & SEPARATE KITCHEN
- OVERALL ATTIC SPACE/ OCCASIONAL BEDROOM
- NEW BOILER FITTED IN 2025
- IDEAL FOR FIRST TIME BUYERS
- BOOK A VIEWING TODAY TO AVOID DISAPPOINTMENT

12 Derby Street, Bradford BD14 6NU

Excellent opportunity to purchase this two/ three bedroom back to back terrace. The property features a good-sized living room and separate kitchen. The layout includes two bedrooms and bathroom located on the first floor plus an attic room, which is enhanced by Velux windows that allow natural light to flood the space, making it ideal for a study, playroom, occasional bedroom or additional storage. The enclosed garden/ yard at the front of the property offers a pleasant outdoor area, perfect for enjoying the fresh air in the summer.

This small family-sized home is well-suited for first-time buyers or those looking to downsize. With its convenient location in Clayton Village, this property is a wonderful choice for anyone looking to settle in the area. Don't miss the chance to make this lovely house your new home.



Council Tax Band:



ENTRANCE PORCH

External front door, window to the side, tiled flooring.

KITCHEN

11'11" x 9'4

Range of base & wall units, butchers block work surfaces, Belfast sink with mixer tap, fitted oven, five ring gas hob, plumbing for an automatic washing machine, tiled splash backs, central heating radiator, window to the front, ceiling spot lights.

LOUNGE

16'1 x 13'6

Laminate flooring, two central heating radiators, window to the front, feature fire place with fitted gas fire.

FIRST FLOOR LANDING

Stairs to the first floor with door at the bottom to the lounge, doors to two bedrooms & bathroom, stairs to attic bedroom, fitted storage cupboard.

BEDROOM ONE

12'9 x 8'6

Walk in wardrobe with lighting, clothing rails, storage shelves & further under stairs storage. Central heating radiator, window to the front.

BEDROOM TWO

5'2 x 10'3

Fitted cupboard housing the central heating boiler (newly fitted in 2025), central heating radiator & window to the front.

BATHROOM

9'0 x 4'9

Three piece suite in white comprising; panelled bath with shower mixer tap, thermostatic shower & glass shower screen, pedestal wash basin, low flush WC, tiled walls, central heating radiator, window to the front.

ATTIC ROOM

20'0 x 7'9

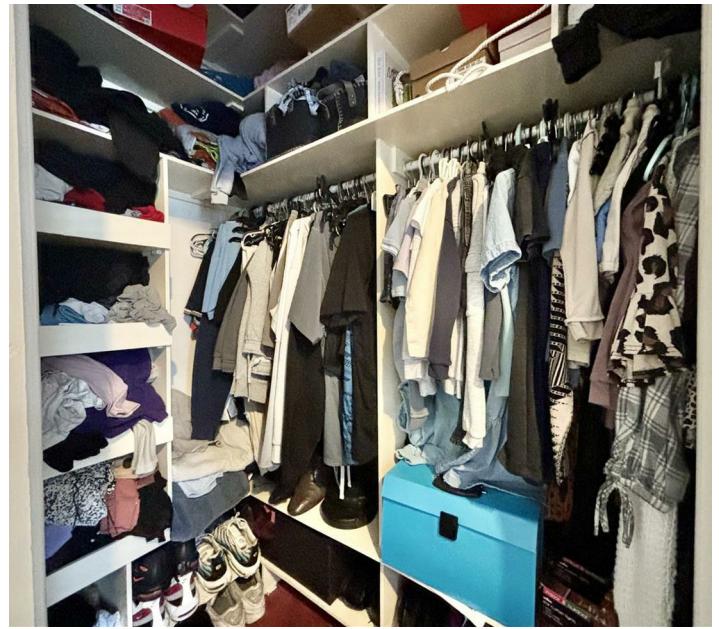
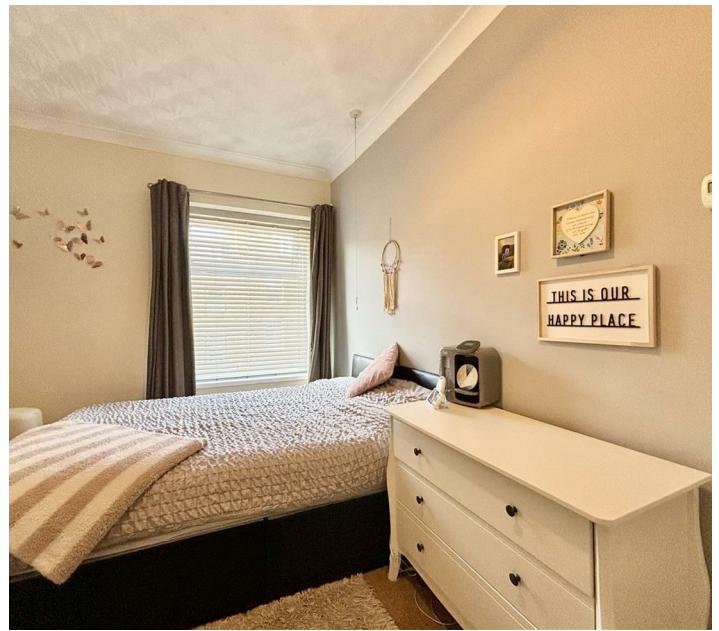
Limited head space to one side, central heating radiator, two Velux windows with fitted blackout blinds, two under eves storage cupboards.

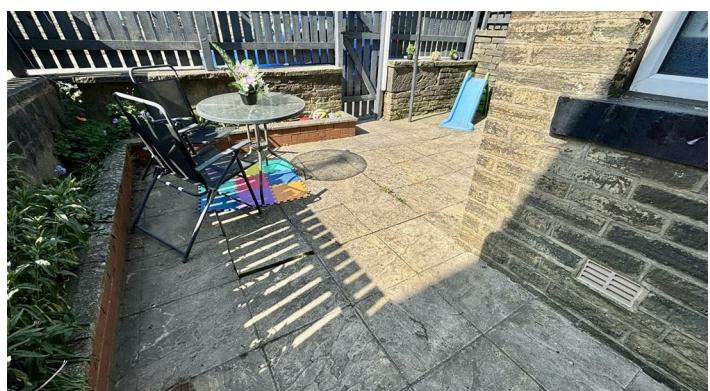
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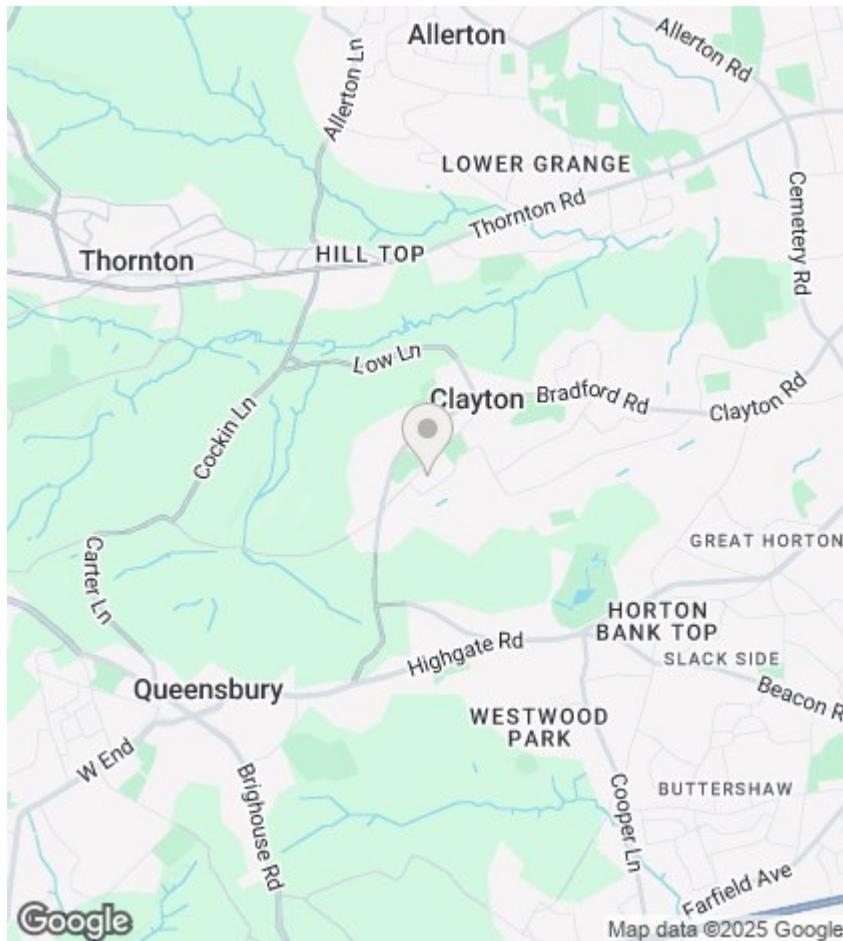
Access via the kitchen, ideal storage space.

EXTERIOR

Paved garden/ yard to the front with wall & fenced boundaries, providing an outdoor space for children to play and seating area for in the summer.







Directions

Viewings

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

EPC Rating:

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