



## 6 Vine Terrace East, Bradford, BD8 0LF

£150,000

- THREE BEDROOM MID-TERRACE
- DECEPTIVELY SPACIOUS
- LARGE BASEMENT UTILITY & STORAGE
- WELL PRESENTED
- UPVC DOUBLE GLAZING
- SET OVER FOUR LEVELS
- 'BACK-TO-BACK'
- GARDEN / PARKING TO THE FRONT
- THREE DOUBLE BEDROOMS
- PART GAS CENTRAL HEATING

# 6 Vine Terrace East, Bradford BD8 0LF

**\*\* THREE BEDROOM MID-TERRACE \*\* THREE DOUBLE BEDROOMS \*\* SET OVER FOUR LEVELS \*\* LARGE BASEMENT \*\* WELL PRESENTED \*\*** Bronte Estates are delighted to offer for sale this deceptively spacious back to back property in BD8, just off Thornton Road. Located close to local schools, transport links, supermarkets and with good access to the city centre & motorways. To the ground floor is the living room and kitchen and to the first floor is the master bedroom and a large family bathroom. In the attic space are two further double bedrooms. To the lower ground floor is a large cellar room with a window to the front and two further store rooms, all offering potential for conversion, as neighbouring properties have done. Enclosed yard to the front. View now.



Council Tax Band: A



## GROUND FLOOR

### Lounge

15'5 x 13'7

Gas fire set in a period style surround, ceiling coving & dado rail, window to the front elevation and doors off to the first floor and kitchen.

### Kitchen

18'6 x 4'10

Fitted with a range of base and base units, laminated work surfaces and splash-back wall tiling. Gas cooker point, stainless steel sink & drainer and a window to the front elevation. Dining area and stairs off to the lower ground floor.

## LOWER GROUND FLOOR

### Room One

15'5 x 13'8

Window to the front elevation, central heating boiler, radiator, original stone sink and plumbing for a washing machine. Two smaller store rooms off. Potential to convert the lower ground floor into further living accommodation.

### Room Two

5'0 x 4'6

A small store room.

### Room Three

13'5 x 5'0

Fitted shelving & storage.

## FIRST FLOOR

### Bedroom One

15'7 x 11'7

Window to the front elevation, feature cast iron fireplace and a walk-in wardrobe / store.

### Bathroom

13'5 x 6'9

A spacious bathroom comprising of a panelled bath, separate shower cubicle with a mains powered shower, pedestal washbasin a low flush WC. Window to the front elevation and a large airing cupboard.

## SECOND FLOOR

### Bedroom Two

11'3 x 11'0

Velux roof window and access to the eaves.

### Bedroom Three

14'1 x 7'5

Velux roof window.

## EXTERNAL

To the front of the property is a paved, gated garden area with steps to the front door. Could also be used for off-road parking.

## PLEASE NOTE - PREMIUM CONVEYANCING

Get ready for speedier, smoother and more successful sales with Premium Conveyancing properties!

The vendor of this property has 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 purchases the searches provided in the pack which will be billed at £360 (inc. VAT) upon completion.

MOS:

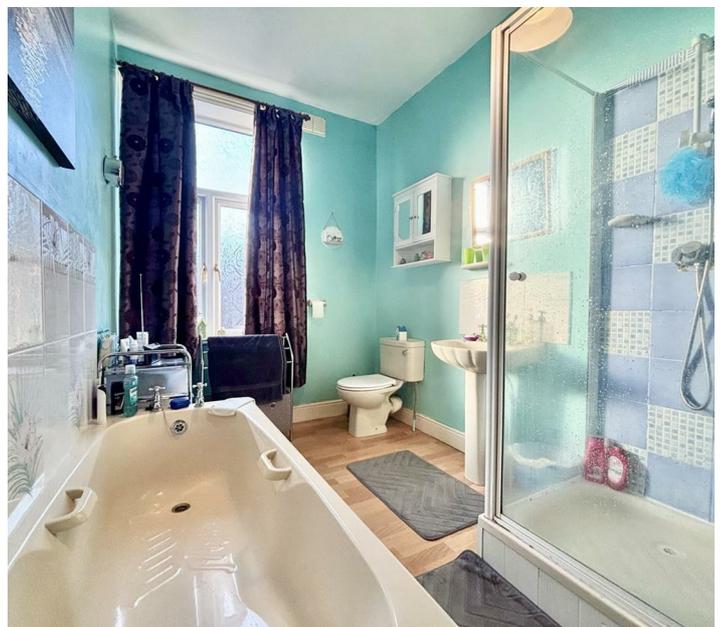
Premium Conveyancing pack is available on this property and will be sent to the sellers solicitor along with the draft contract, the pack contains:

Law Society TA Forms

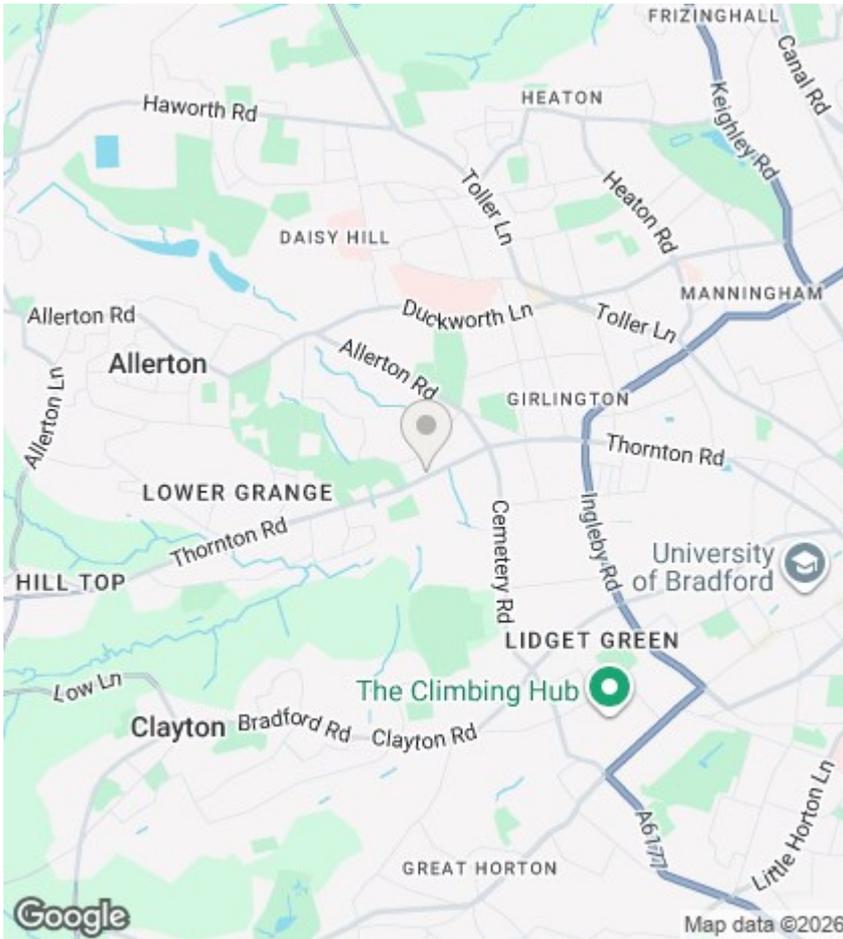
Answers to Standard Enquiries

Local, Environmental, Water & Drainage Searches

The buyer signs an agreement to cover the cost of the pack upon completion for an amount of £300+VAT. The agreement will be enclosed in the pack you receive from the Vendors solicitors.







## Directions

## Viewings

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

## EPC Rating:

D

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			80
(55-68) <b>D</b>		62	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	