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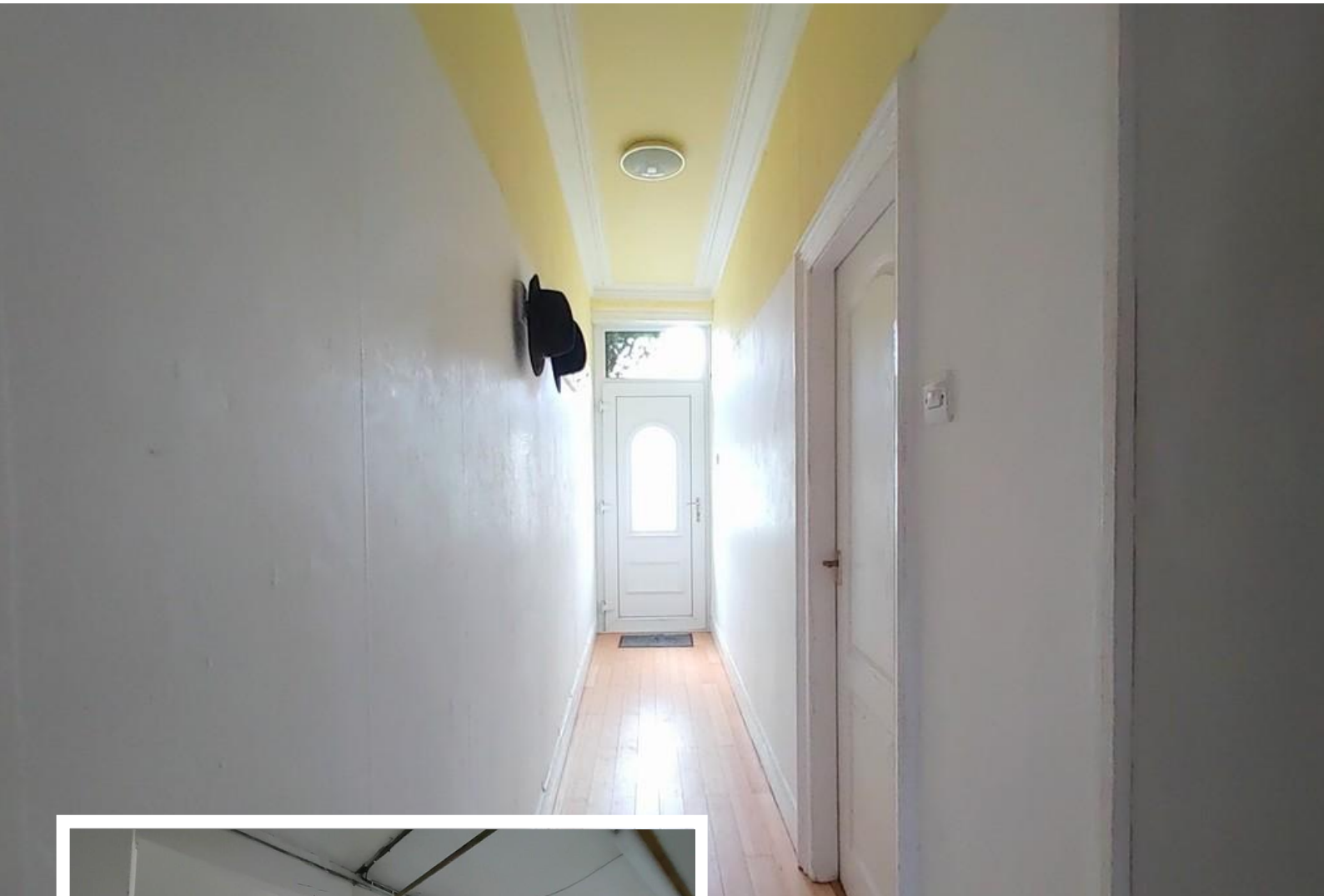
10 Gaythorne Terrace

- THREE BEDROOM MID-TERRACE
- OCCASIONAL FOURTH BEDROOM
- LARGE BASEMENT ROOM
- SET OVER THREE FLOORS

£145,000

EPC Rating '65'





Property Description

** SUBSTANTIAL THREE/FOUR BEDROOM MID-TERRACE ** CHARACTER FEATURES ** OCCASIONAL FOURTH BEDROOM / STUDY ** POPULAR LOCATION ** OFF-ROAD PARKING TO THE REAR ** Whitney's are pleased to offer for sale this spacious through terrace in Clayton. Benefitting from GAS CH, UPVC DG and being well presented. Deceptively spacious and offering plenty of storage space. Briefly comprising of: Entrance Hall, Lounge, Dining Kitchen, Cellar, two first floor Bedrooms & Bathroom, second floor, Bedroom Three with Ensuite and a large landing/study area that could make a fourth bedroom, subject to the required planning consents and regulations. Garden front and rear with vehicular access at both sides.

ENTRANCE HALL

18' 9" (5.72m) A UPVC front door leads directly into the hallway with solid wood flooring, original plaster coving and a feature decorative archway. Coat hooks and stairs off to the second floor.



LOUNGE

15' 1" x 11' 4" (4.6m x 3.45m) Open cast-iron fireplace with inset tiling and a pine surround, window to the front elevation, central heating radiator and an ornate ceiling rose and coving, plus laminate flooring.

KITCHEN/DINER

15' 6" x 14' 9" (4.72m x 4.5m) Fitted with base and wall units, laminated work surfaces and splashback wall tiling. Stainless steel one and half bowl sink and drainer, washing machine plumbing and a gas cooker point. A fully tiled floor, window and exterior door to the rear garden and a door to the cellar space. Ceiling rose, plaster coving, gas fire and a central heating radiator.



CELLAR

14' 9" x 14' 6" (4.5m x 4.42m) A good cellar space with the original stone flagged floor and stone shelving, stone sink and tap, central heating boiler, central heating radiator and a window to the front elevation. There is also the original coal store and a metal coal hatch by the front door for coal deliveries.

FIRST FLOOR

Solid wood flooring and stairs to the second floor.

BEDROOM ONE

14' 10" x 12' 7" (4.52m x 3.84m) Window to the front elevation and a central heating radiator. Character features such as the original cast iron fireplace, picture rail and ceiling rose.



BEDROOM TWO

15' 1" x 10' 4" (4.6m x 3.15m) Window to the rear elevation, central heating radiator and a door to a dressing room.

DRESSING ROOM

5' 6" x 5' 4" (1.68m x 1.63m) Accessed through bedroom two. Fitted shelving and clothes hooks.

BATHROOM

11' 8" x 4' 1" (3.56m x 1.24m) Family bathroom with a curved bath and an electric shower over, WC and corner washbasin. Wood flooring, chrome heated towel rail, airing cupboard and a window to the rear elevation.

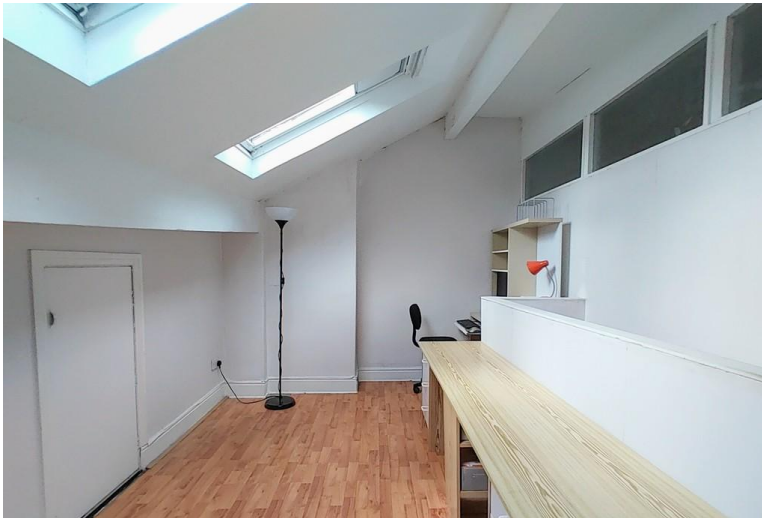


SECOND FLOOR

A staircase leads directly into a large landing area/occasional bedroom.

OCCASIONAL BEDROOM / LANDING AREA

14' 9" x 10' 4" (4.5m x 3.15m) Two Velux windows with integrated blinds, central heating radiator and access to an eave's storage area. With the addition of a stud wall, this room could have potential to create



a fourth bedroom, subject to the required planning consents and approvals. Door to bedroom three.

BEDROOM THREE

14' 9" x 11' 1" narrowing to 5' 7" (4.5m x 3.38m)
Central heating radiator, Velux window with integrated blind and access to an eave's storage area.
Door to the ensuite.

ENSUITE

Shower cubicle with electric shower and folding door, WC and a pedestal washbasin. Extractor fan, shaver point and an electric fan heater. Wooden bamboo floor.

EXTERNAL

To the front of the property is a garden area with mature flowering shrubs and trees. Stone wall and garden gate. At the rear is an enclosed patio garden with Yorkshire stone flags and flowerbeds with winter flowering jasmine and honeysuckle. There are double gates that can be opened to provide off-road parking.



PURCHASE DETAILS:

Please note that the services & appliances have not been tested & the property is sold on that basis.



Once you are interested in purchasing this property, ideally call in person or telephone this office to discuss your offer, we would suggest that this is done before contacting a bank, building society or solicitor as any delay could result in the property being sold to someone else and any survey and legal fees being unnecessarily incurred.

VALUATION: If you are thinking of selling your home, why not contact one of our offices now for a FREE VALUATION strictly without any obligation. Contact us on Bradford (01274) 880019.



MORTGAGES: A full range of mortgage facilities are available subject to status. Our Financial Consultant will be only too happy to discuss with you your individual requirements. Please contact us for FREE & CONFIDENTIAL ADVICE.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	65	
(39-54)	E		
(21-38)	F		33
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>			

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