



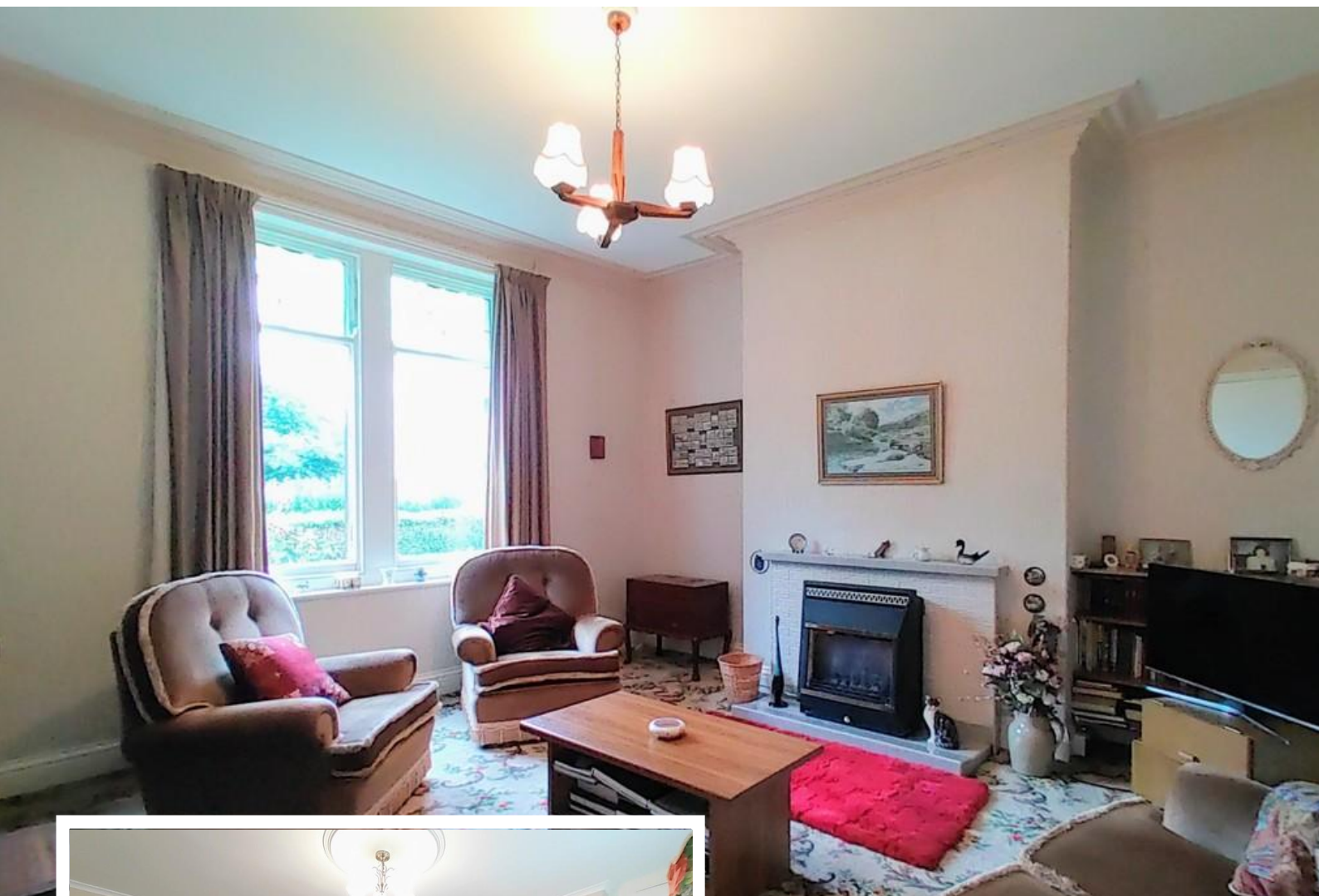
## 12 Irving Terrace

- STONE BUILT MID-TERRACE
- SOUGHT-AFTER LOCATION
- SPACIOUS ACCOMMODATION
- HUGE POTENTIAL

**£170,000**

EPC Rating '50'





## Property Description

**\*\* SUPERB OPPORTUNITY \*\* LARGE PERIOD TERRACE PROPERTY \*\* SOUGHT-AFTER LOCATION \*\* CHARACTER FEATURES \*\*** Whitney's are delighted to bring to the market this spacious, stone built terrace property in Clayton, requiring some modernisation but offering great potential to improve and add value. Available with NO CHAIN and benefitting from a backwater location, large garden, cellar and a loft space offering further potential. Properties on Irving Terrace are rare to the market, register your interest with us ASAP. Briefly comprising of: Entrance Hall, Lounge, Dining Room, Kitchen, Cellar, first floor - three Bedrooms & a family Bathroom. Loft space and gardens front & rear. A rare opportunity... view now!

### ENTRANCE HALL

17' 6" x 5' 4" (5.33m x 1.63m) An impressive entrance hall with original features such as the stained glass door, plaster coving, ornate ceiling and wall panelling. Stairs lead off to the first floor, doors to the lounge and dining room, and a gas wall heater.



#### LOUNGE

13' 2" x 12' 8" (4.01m x 3.86m) Two single glazed windows to the front elevation with the original stained glass top lights, gas fire in a tiled surround and the original ceiling coving.

#### DINING ROOM

13' 8" x 12' 8" (4.17m x 3.86m) UPVC window to the rear elevation, gas fire set in a tiled surround, ceiling rose and coving. Original cupboards and drawers fitted to one side of the chimney breast. Composite entrance door to the rear garden and a door to the kitchen.

#### KITCHEN

9' 9" x 5' 4" (2.97m x 1.63m) Fitted with a range of wall and base cupboards, working surfaces and splashback wall tiling. Stainless steel sink and drainer, plumbing for a washing machine and a gas cooker point. UPVC window to the rear and a door to the cellar space.



#### CELLAR

A small keeping cellar with stone floor and shelving.

#### FIRST FLOOR

Stairs from the hall lead to a spacious landing area with open spindle balustrade and access to the loft space.

#### BEDROOM ONE

13' 8" x 12' 9" (4.17m x 3.89m) UPVC window to the rear elevation and a fitted wardrobe with cupboard above.



#### BEDROOM TWO

13' 2" x 10' 5" (4.01m x 3.18m) Single glazed sash window to the front elevation, gas wall heater and a fitted wardrobe with cupboard above.

#### BEDROOM THREE

10' 7" x 7' 8" (3.23m x 2.34m) Single glazed sash window to the front elevation.

#### BATHROOM

9' 10" x 5' 4" (3m x 1.63m) A three piece bathroom suite comprising of a panelled bath, pedestal washbasin and a push-button WC. UPVC window to the rear elevation, airing cupboard and part-tiled walls.





#### EXTERNAL

To the front of the property is a small garden area with mature shrubs and steps to the front door. Beyond this is a shared lawn that runs the full length of Irving Terrace. A gate opposite the house leads to a further larger, enclosed garden with flowerbeds, lawn, hedging and mature trees/shrubs. To the rear of the property is on-road parking and a super paved, patio garden with well stocked flowerbeds, stone outhouse, outside tap and garden gate.

#### 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.



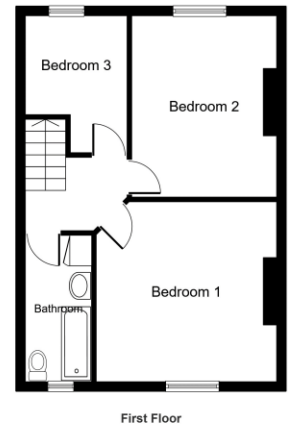
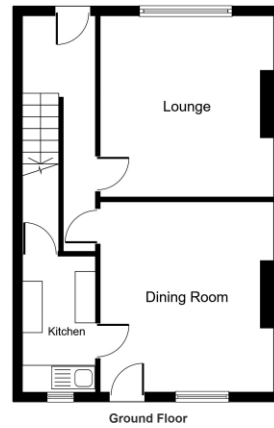
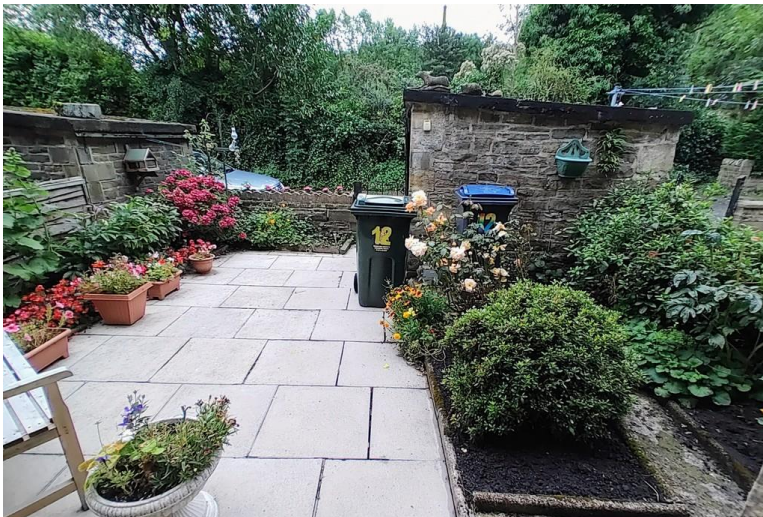
**VALUATION:** If you are thinking of selling your home, why not contact one of our offices now for a FREE VALUATION strictly without any obligation. Contact us on Bradford (01274) 880019.

**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.



**RENT-A-HOUSE:** Thinking of renting your HOUSE? FLAT? Contact (01274) 880019 for further details.





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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		90
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	50	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.