

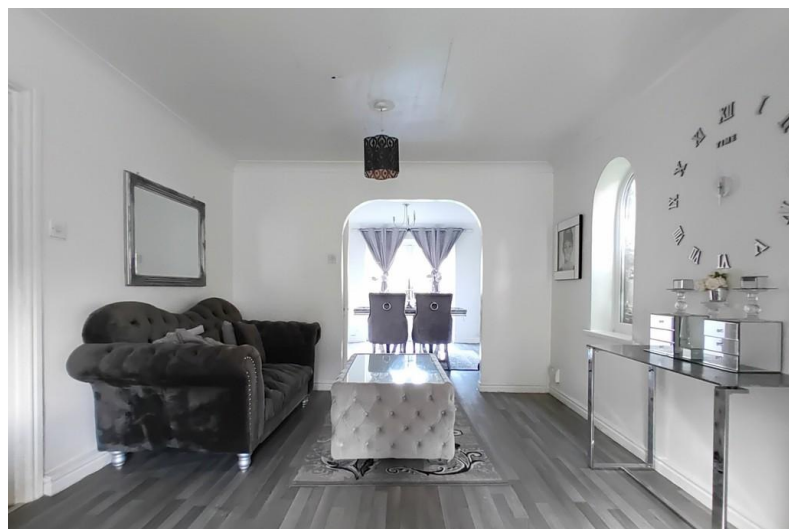


149 Pasture Lane

- LINK DETACHED
- FOUR BEDROOMS
- GAS CENTRAL HEATING
- TWO RECEPTION ROOMS

£249,950

EPC Rating '73'



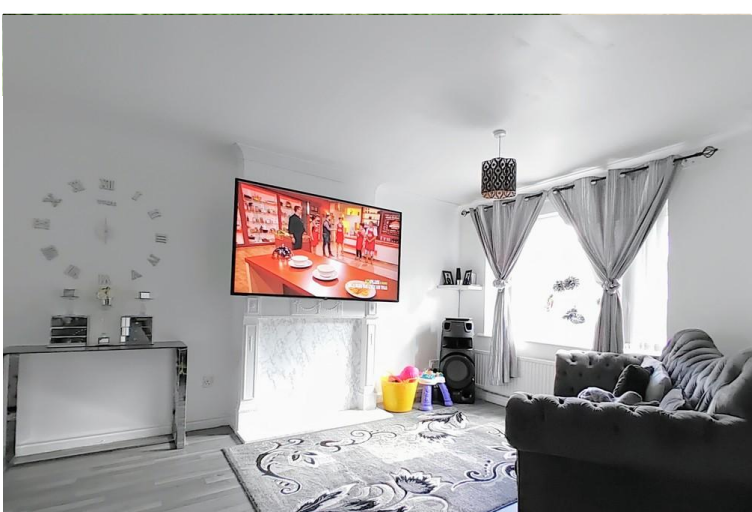


Property Description

**** SPACIOUS FOUR BEDROOM LINK-DETACHED ****
LARGE REAR GARDEN, GARAGE & OFF-ROAD PARKING ** GAS CENTRAL HEATING ** TWO RECEPTION ROOMS ** This spacious four bedroom property in Clayton is sure to be of interest to family buyers and benefits from an enclosed rear garden, ensuite, two reception rooms and a rear driveway with garage. Briefly comprising of: Entrance Hall, Lounge, Dining Room, Kitchen, Four Bedrooms, Master Ensuite and a family Bathroom. Garage, Drive & Gardens.

ENTRANCE HALL

Stairs lead off to the first floor, archway to the lounge, door to the kitchen and a useful store room that was once a ground floor WC. Central heating radiator.





KITCHEN

15' 9" x 7' 9" (4.8m x 2.36m) Fitted with a range of base and wall units, laminated working surfaces and splashback tiling. Stainless steel sink and drainer, gas cooker point and plumbing for a washing machine. Tiled floor, external side entrance door and a window to the rear elevation. Central heating radiator.

LOUNGE

19' 10" x 10' 9" (6.05m x 3.28m) A spacious reception room with bay window to the front, arched window to the side and an archway to the dining room. Adam style fireplace and a central heating radiator.

DINING ROOM

11' 9" x 9' 5" (3.58m x 2.87m) French doors to the rear garden and a central heating radiator.

FIRST FLOOR

Landing area with a window to the side, airing cupboard, loft access and a central heating radiator.

BEDROOM ONE

11' 9" x 11' 7" (3.58m x 3.53m) Window to the rear, door to the ensuite and a central heating radiator.

ENSUITE

A fully tiled ensuite shower room comprising of a shower cubicle with thermostatic shower, pedestal washbasin and a push-button WC. Tiled floor, window to the side elevation and a central heating radiator.

BEDROOM TWO

12' 1" x 9' 2" (3.68m x 2.79m) Window to the front elevation and a central heating radiator.

BEDROOM THREE

8' 9" x 6' 9" (2.67m x 2.06m) Window to the rear elevation and a central heating radiator.

BEDROOM FOUR

8' 4" x 7' 10" (2.54m x 2.39m) Window to the front elevation and a central heating radiator.

BATHROOM

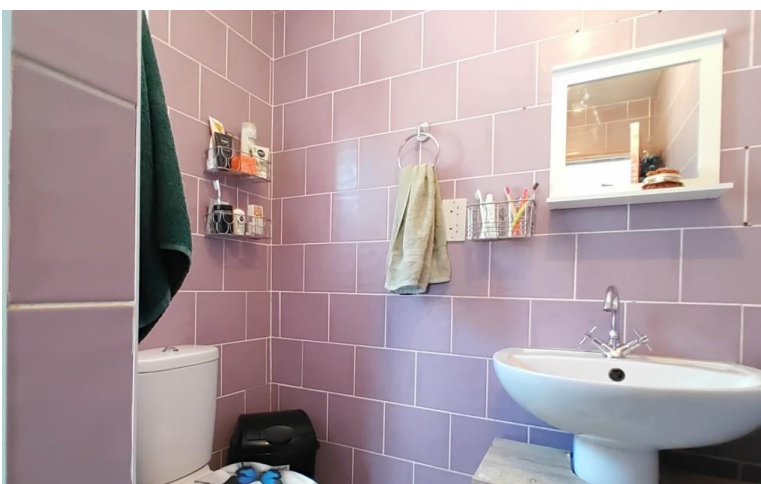
A fully tiled family bathroom comprising of a panelled bath, pedestal washbasin and a push-button WC. Central heating radiator and extractor fan.

EXTERNAL

To the front of the property is a small garden area and a passageway leading to the rear garden. At the rear is a good-sized, enclosed garden with gated driveway and a large lawn area. Parking for 2-3 cars and access to the garage.

GARAGE

Integral single garage with 'up and over' door.





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.

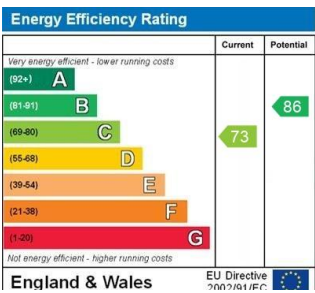


RENT-A-HOUSE: Thinking of renting your HOUSE? FLAT? Contact (01274) 880019 for further details.





149 Pasture Lane, Clayton, Bradford, BD14 6LR NOT TO SCALE For layout guidance only



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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 are 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