

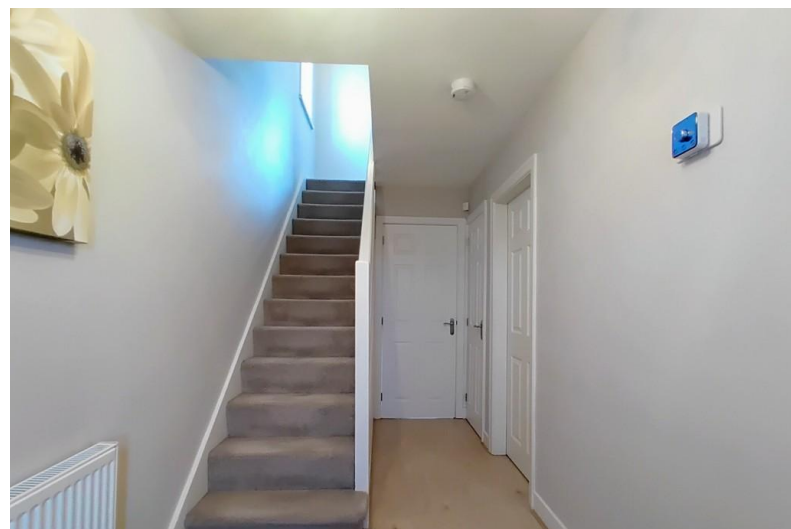


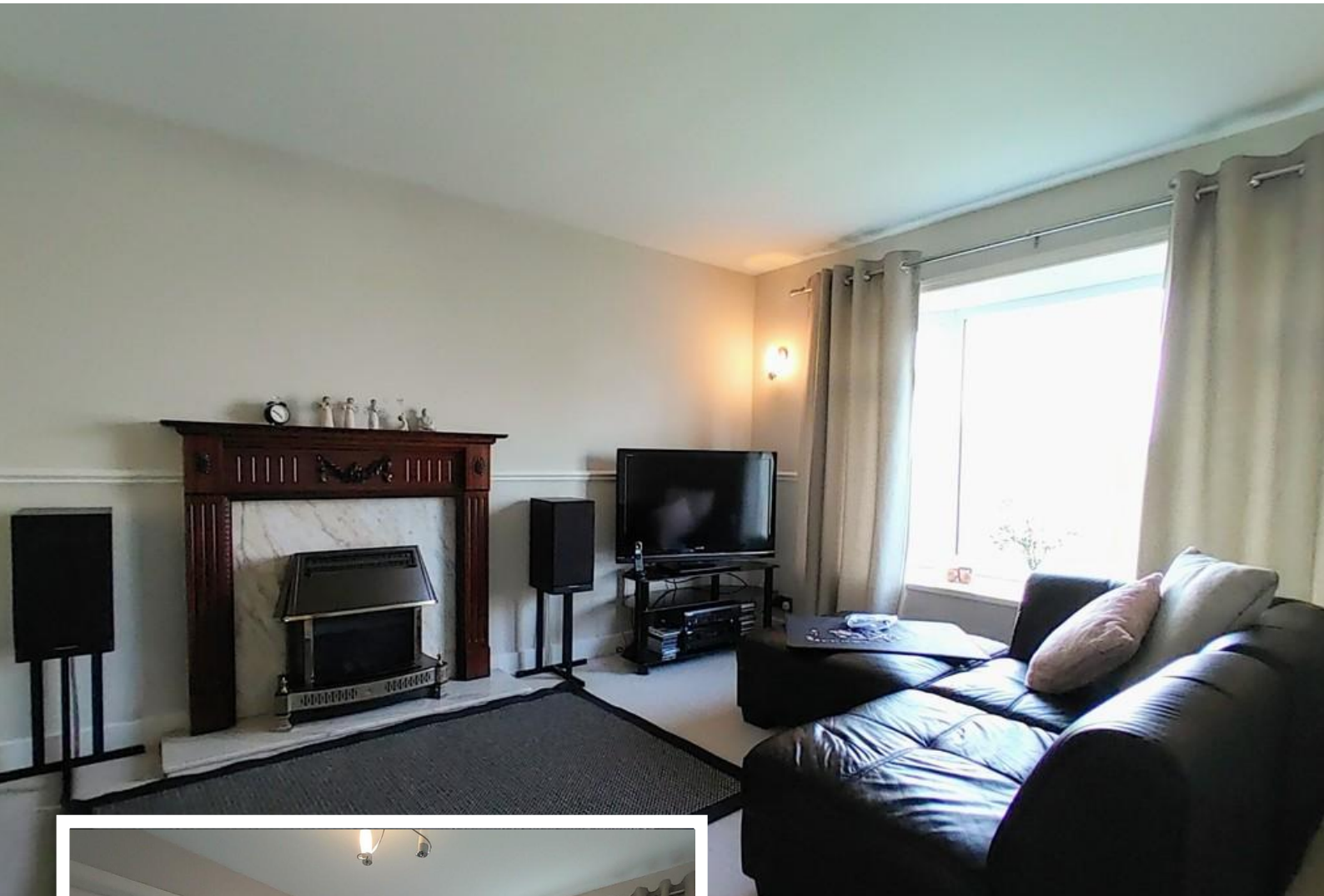
142 Pasture Lane

- THREE BEDROOM SEMI-DETACHED
- SUPERB KITCHEN-DINER
- VERY WELL PRESENTED
- SIDE EXTENSION

£220,000

EPC Rating '68'





Property Description

**** EXTENDED THREE BEDROOM SEMI DETACHED **
SUPERB CONDITION ** MODERN KITCHEN-DINER &
BATHROOM ** LARGE GARDENS, DRIVEWAY AND
GARAGE **** Set in an elevated position is this
extremely well presented property in Clayton.
Benefitting from a kitchen extension, gas central
heating, UPVC double glazing and offering 'ready to
move in' accommodation. Situated in the popular
village of Clayton, with local amenities, schools and
transport links close by. Briefly comprising of:
Entrance Hall, Lounge-Diner, Dining Kitchen, First
Floor - three Bedrooms & Bathroom. Gardens,
Driveway and Garage.

ENTRANCE HALL

14' 0" x 5' 8" (4.27m x 1.73m) Stairs leading to the
first floor and doors to the Lounge and Kitchen.



LOUNGE/DINER

24' 0" x 11' 9" (7.32m x 3.58m) A large reception room with a bay window to the front elevation and French doors leading to the rear garden. Living flame gas fire, two wall light points and two central heating radiators.

KITCHEN/DINER

15' 1" x 12' 4" (4.6m x 3.76m) An impressive, fully fitted kitchen with a good range of fitted base and wall units with downlighting, laminated working surfaces incorporating a breakfast bar and matching splashbacks. Integrated appliances include a gas hob, electric oven and extractor canopy. Cupboard housing the central heating boiler and a useful under-stairs storage cupboard. Window and door to the rear elevation.



FIRST FLOOR

Landing area with a window to the side elevation and loft access.

BEDROOM ONE

12' 3" x 11' 8" (3.73m x 3.56m) Window to the front elevation and a central heating radiator.

BEDROOM TWO

11' 9" x 11' 4" (3.58m x 3.45m) Window to the rear elevation and a central heating radiator.



BEDROOM THREE

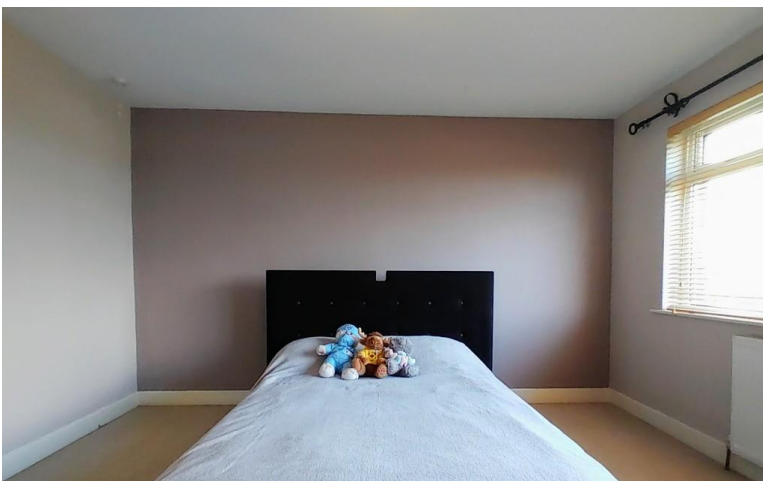
10' 4" x 5' 8" (3.15m x 1.73m) Window to the front elevation and a central heating radiator.

BATHROOM

A modern family bathroom comprising of a 'P' shape bath with a thermostatic shower over, push button WC and a pedestal washbasin. Laminate flooring, chrome heated towel rail and two windows to the rear elevation.

EXTERNAL

To the front of the property is off-road parking and a single garage. Steps lead up to the property and there is a lawn and shrubs. A path to the side of the property leads to a good-sized garden with a paved patio, small outbuilding and a lawned area.





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.



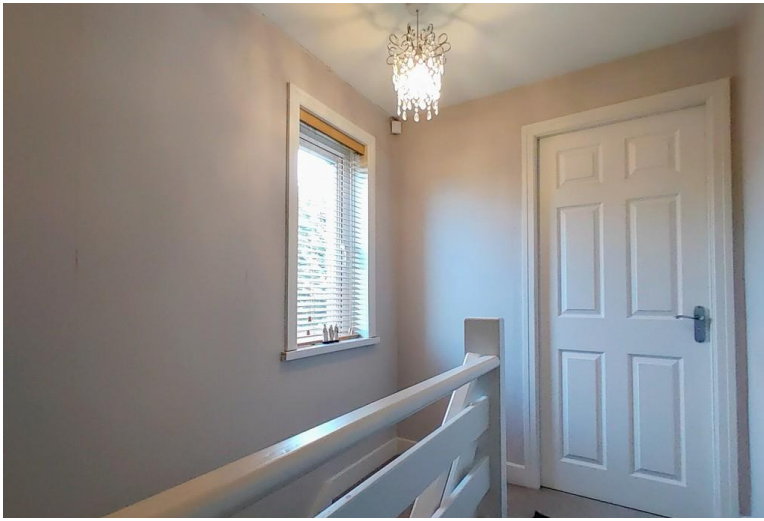
VALUATION: If you are thinking of selling your home, why not contact one of our offices now for a FREE VALUATION strictly without any obligation. Contact us on Bradford (01274) 880019.

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.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.epc4u.com			

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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.