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## 18 Larchmont

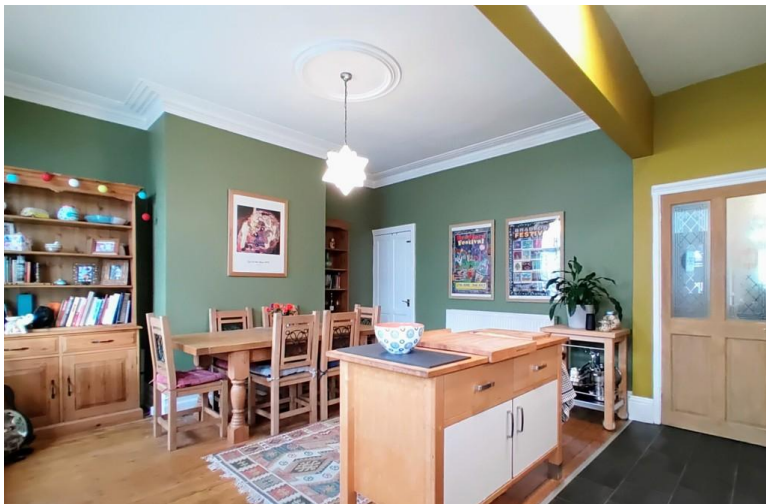
- FIVE BEDROOM PERIOD PROPERTY
- LARGE MID-TERRACE
- CONSERVATORY
- BASEMENT LEVEL

**£245,000**

EPC Rating '65'



18 Larchmont, Clayton, Bradford, West Yorkshire, BD14 6AB



## Property Description

**\*\* LARGE & CHARACTERFUL FIVE BEDROOM TERRACE PROPERTY \*\* SPACIOUS AND WELL APPOINTED \*\* SET ACROSS THREE FLOORS \*\* LARGE CELLAR \*\* CONSERVATORY \*\*** This delightful, period property in Clayton must be viewed. Boasting character features, well presented accommodation and offering masses of space for a growing family. Further benefitting from a large basement level with several rooms, offering great potential for conversion, along with gas central heating and UPVC double glazing. Briefly comprising of: Entrance Hall, Lounge, Kitchen being open plan to the Dining Room, Basement, first floor Landing, Three Bedrooms & Bathroom, second floor - two further Bedrooms and a Bathroom. Gardens and off-road parking for 2 cars. This is a sought-after position in Clayton and we are expecting high demand for this substantial and desirable property. Register your interest with us ASAP.

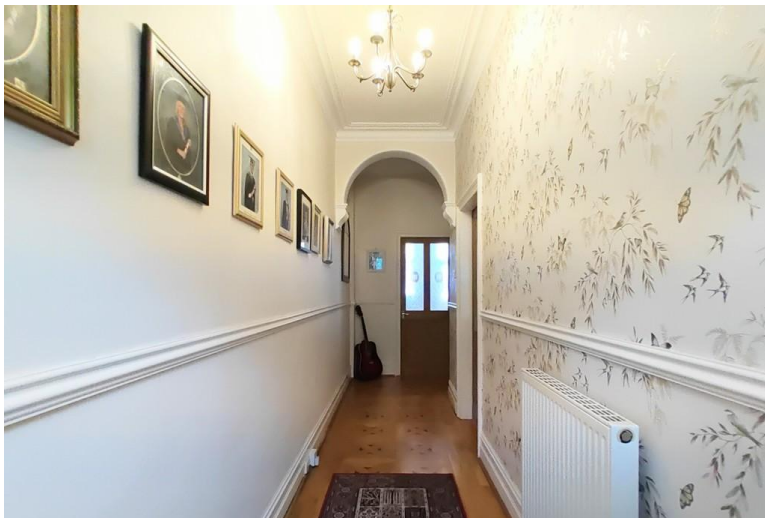


#### ENTRANCE HALL

19' 5" x 4' 1" (5.92m x 1.24m) A good-sized entrance hall with a parquet floor, feature archway, dado rail, original ceiling coving and a central heating radiator. Doors to the lounge, kitchen and stairs to the first floor.

#### LOUNGE

17' 9" x 13' 1" (5.41m x 3.99m) An impressive living room with character features such as; the original ceiling coving, a large wrought-iron fireplace, solid wood floor and a large bay window to the front elevation. Central heating radiator.



#### KITCHEN/BREAKFAST ROOM

17' 7" x 15' 1" (5.36m x 4.6m) This large kitchen-dining room offers a great entertaining space that was once two separate rooms. The kitchen area comprises of a tiled floor, free-standing kitchen units with butchers block working surfaces, wall units, plumbing for a dishwasher, stainless steel sink and drainer and a double range style gas cooker. Window to the front elevation. The dining area comprises of a solid wood floor, original ceiling coving, ceiling rose, window to the front elevation and a composite entrance door. Door to the cellar and a central heating radiator.

#### CONSERVATORY

13' 10" x 5' 9" (4.22m x 1.75m) A white UPVC conservatory with an outside tap and access to the driveway.



#### CELLAR ROOM ONE

17' 6" x 13' 2" (5.33m x 4.01m) High ceiling, central heating boiler and a window to the rear elevation. Neighbouring properties have moved the kitchen into this room.

#### CELLAR ROOM 2

13' 4" x 4' 3" (4.06m x 1.3m)

#### CELLAR ROOM THREE

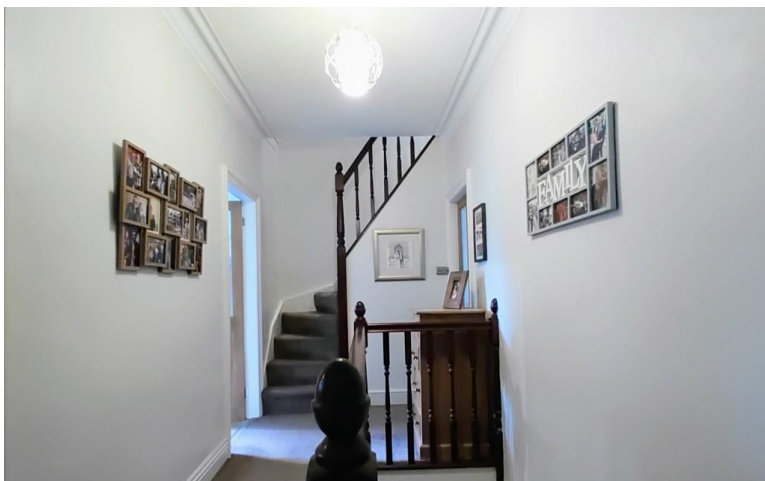
14' 9" x 4' 10" (4.5m x 1.47m) Original stone shelving.

#### CELLAR ROOM FOUR

9' 3" x 7' 6" (2.82m x 2.29m)

#### FIRST FLOOR LANDING

A good-sized landing area with open spindle balustrade and stairs off to the second floor.



#### BEDROOM ONE

15' 0" x 12' 1" (4.57m x 3.68m) Window to the front elevation, original ceiling coving and a central heating radiator.



#### BEDROOM TWO

11' 8" x 11' 1" (3.56m x 3.38m) Window to the rear elevation, original ceiling coving and a central heating radiator.

#### BEDROOM THREE

11' 9" x 6' 4" (3.58m x 1.93m) Window to the rear elevation, original ceiling coving and a central heating radiator. Currently used as a home office.

#### BATHROOM

15' 0" x 5' 2" (4.57m x 1.57m) Comprising of a four piece bathroom suite, including a separate shower cubicle with a thermostatic shower, panelled bath, pedestal washbasin and a push-button WC. Large airing cupboard, central heating radiator and a window to the front elevation.



#### SECOND FLOOR LANDING

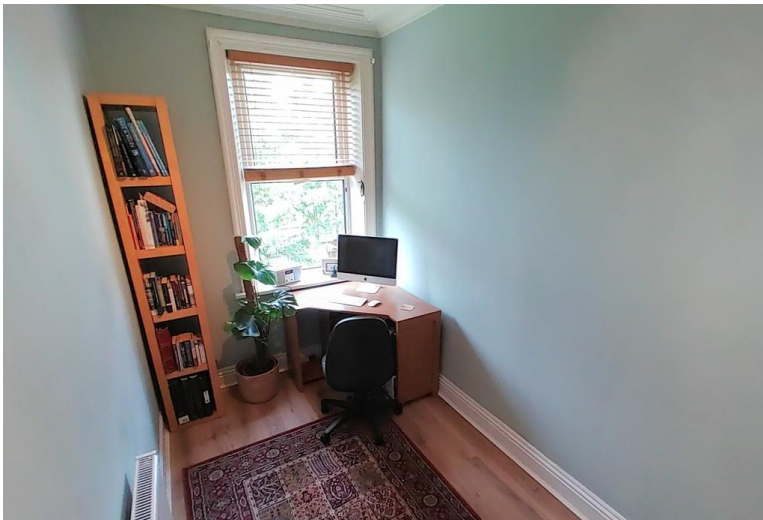
Open spindle balustrade and a small loft hatch.

#### BEDROOM FOUR

16' 8" max. x 16' 1" max. (5.08m x 4.9m) Dormer window to the front elevation and a central heating radiator. A large bedroom with good views across the city.

#### BEDROOM FIVE

15' 4" x 10' 0" (4.67m x 3.05m) Dormer window to the front elevation, laminate flooring and a central heating radiator.



#### BATHROOM TWO

White three piece bathroom suite comprising of a panelled bath, pedestal washbasin and WC. Part-wall tiling and a Velux window.

#### EXTERNAL

To the front of the property is a paved driveway, providing a patio seating area or parking for one to two cars. To the rear is a lawned garden with flowerbeds and shrubs. Beyond the garden is a quiet, communal 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.

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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A (92+)	84
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
65	84
England & Wales      EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>	

11 Green End  
Clayton  
Bradford  
West Yorkshire  
BD14 6BA

www.whitneys.co.uk  
sales@whitneys.uk.com  
01274880019

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