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3 Beech Grove

- TWO BEDROOM MID-TERRACE
- BACK-TO-BACK
- UPVC DOUBLE GLAZING
- BACKWATER LOCATION

£85,000

EPC Rating '40'





Property Description

**** TWO BEDROOM MID-TERRACE ** BACK-TO-BACK
** SURPRISINGLY SPACIOUS ** UPVC DOUBLE
GLAZING ** QUIET BACKWATER LOCATION **** This ideal starter home or landlord investment is located in the heart of Clayton Village and is available with NO CHAIN. Well placed for local schools, bus routes and village amenities. Briefly comprising of: Entrance Vestibule, Kitchen, Cellar, Living Room, Two Bedrooms & Bathroom. On-road parking to the front.

ENTRANCE HALL

Doors off to the kitchen and living room.

KITCHEN

11' 9" x 7' 1" (3.58m x 2.16m) Fitted with base and wall cupboards, laminated working surfaces and splashback wall tiling. Stainless steel sink and drainer, electric cooker point and a door to the cellar. Window to the front elevation.



LOUNGE

15' 2" x 13' 5" (4.62m x 4.09m) Original ceiling coving and ceiling rose, window to the front elevation and a fitted gas fire.

FIRST FLOOR

A good-sized landing area with a fitted storage cupboard and access to the bedrooms & bathroom.

BEDROOM ONE

15' 4" x 10' 5" (4.67m x 3.18m) Window to the front elevation.

BEDROOM TWO

9' 2" x 7' 0" (2.79m x 2.13m) Window to the front elevation.

BATHROOM

Three price bathroom suite comprising of a panelled bath with shower tap attachment, WC and a pedestal washbasin. Window to the front elevation and an airing cupboard.

EXTERNAL

On-road parking to the front.

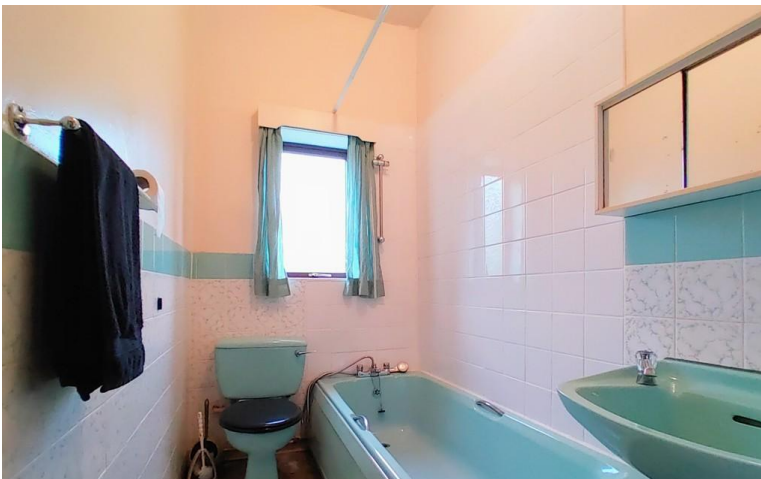


PURCHASE DETAILS:

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.

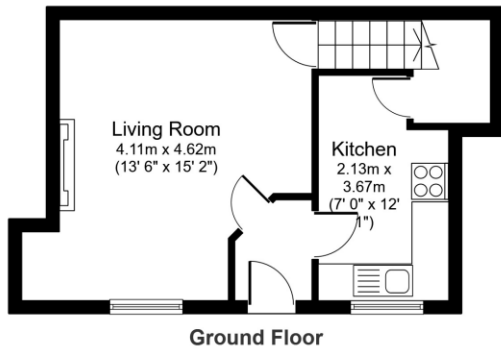


VALUATION: If you are thinking of selling your home, why not contact one of our offices now for a FREE VALUATION strictly without any obligation. Contact us on Bradford (01274) 880019.

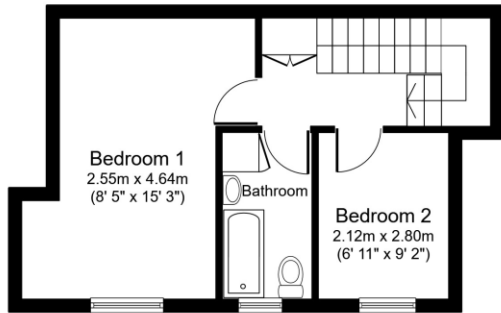
MORTGAGES: A full range of mortgage facilities are available subject to status. Our Financial Consultant will be only too happy to discuss with you your individual requirements. Please contact us for FREE & CONFIDENTIAL ADVICE.



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

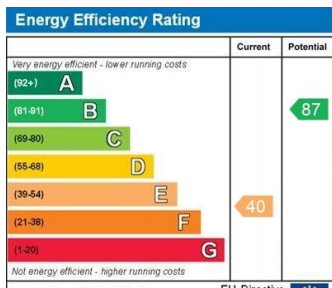


Ground Floor



First Floor

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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