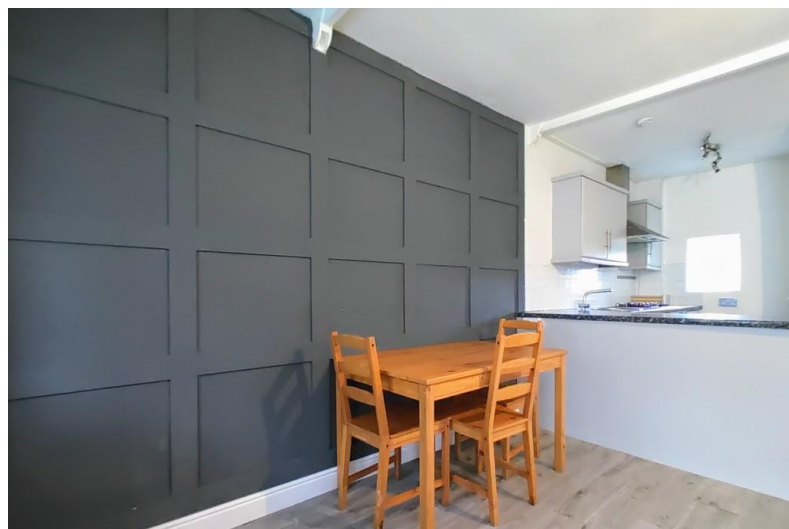




## 12 Pastureside Terrace East

- TWO BEDROOM END TERRACE
- 'THROUGH BY LIGHT'
- GAS CENTRAL HEATING
- UPVC DOUBLE GLAZING

**Offers Over £95,000**  
EPC Rating '53'







## Property Description

**\*\* TWO BEDROOM END TERRACE \*\*** OPEN PLAN LOUNGE & KITCHEN **\*\* CAST IRON SOLD FUEL STOVE \*\*** **\*\* LARGE BASEMENT \*\*** This characterful 'through-by-light' property in Clayton has a cosy cottage feel and benefits from an Inglenook fireplace and a solid fuel stove, gas central heating, UPVC double glazing and is available with NO CHAIN. Neighbouring properties have converted the loft space to create extra living space and the two cellar rooms also offer further potential. An ideal first time buyer property or equally suited to a landlord; with a rental potential of around £625 PCM creating a yield of over 8%. Village amenities and primary schools are within walking distance, as well as a bus stop at the end of the road into Bradford city centre. Briefly comprising of: Front entrance porch, Lounge with open plan Kitchen, large Cellar, first floor landing, two Bedrooms & Bathroom, small garden area to the front. **SENSIBLY PRICED FOR A QUICK SALE.**

### PORCH

Front UPVC porch with a door through to the living room.



#### LOUNGE

19' 9" x 16' 8" (6.02m x 5.08m) A spacious 19' reception room with a bay window to the front elevation and a window to the rear. There is ample space for a dining table and a couple of sofa's. Exposed stone work to the chimney breast and a cast iron solid fuel stove for those cosy winter nights. An open staircase leads off to the first floor and there are two large central heating radiators.

#### KITCHEN AREA

Fitted with base and wall units, laminated working surfaces, circular sink and tiled splashbacks. There is an integrated fridge, electric oven, electric hob and an extractor over. A door leads down to the cellar space.



#### CELLAR ONE

16' 3" x 10' 5" (4.95m x 3.18m) Concrete floor, central heating radiator and a small window to the front elevation. Open to:

#### CELLAR TWO / UTILITY

19' 3" x 5' 4" (5.87m x 1.63m) Plumbing for a washing machine and further storage space.

#### FIRST FLOOR LANDING

Central heating radiator, cupboard housing the Vokera central heating boiler and a hatch to the loft space.



#### BEDROOM ONE

11' 11" x 10' 3" (3.63m x 3.12m) Window to the front elevation and a central heating radiator.

#### BEDROOM TWO

11' 0" x 6' 1" (3.35m x 1.85m) Window to the side elevation, laminate flooring and a central heating radiator.

#### BATHROOM

12' 2" x 5' 4" (3.71m x 1.63m) White three piece suite comprising of a panelled bath with electric shower over, pedestal washbasin and a push button WC. Chrome heated towel rail and a window to the front elevation.



#### LOFT SPACE

Potential to convert the loft space (as neighbouring properties have done), subject to obtaining the required planning permissions.

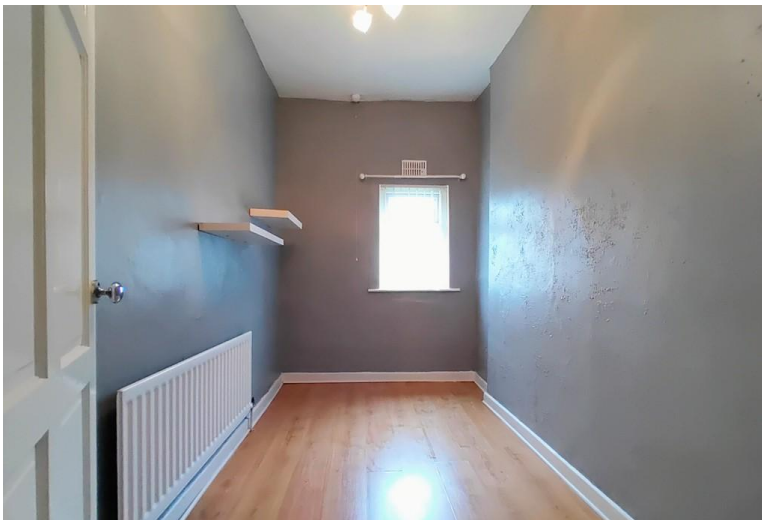
#### EXTERNAL

There is a small paved area to the front with a stone wall and fence boundary. No rear garden.

#### COUNCIL TAX BAND A

#### FREEHOLD





#### **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.

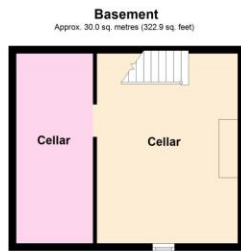
**VALUATION:** If you are thinking of selling your home, why not contact one of our offices now for a FREE VALUATION strictly without any obligation. Contact us on Bradford (01274) 880019.



**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.





Total area: approx. 93.1 sq. metres (1002.5 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	76	87
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	