

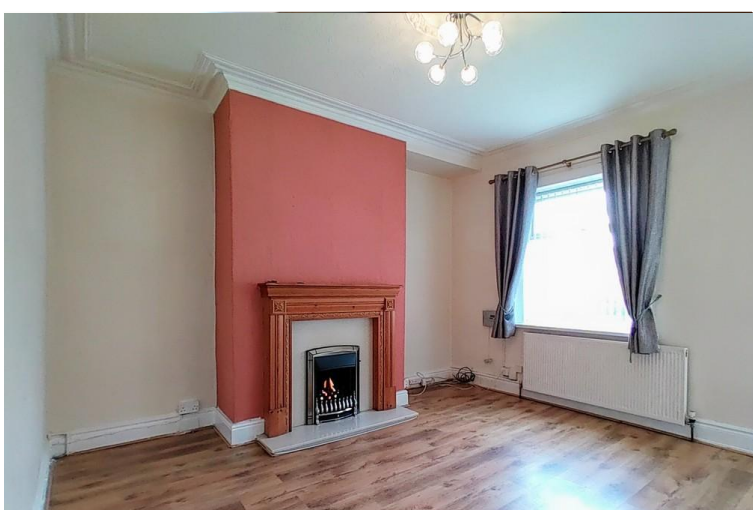


21 Ashmount

- TWO BEDROOM END TERRACE
- THROUGH TERRACE
- WELL PRESENTED
- GAS CENTRAL HEATING

£110,000
EPC Rating '54'





Property Description

**** TWO BEDROOM END THROUGH TERRACE ****
BACKWATER LOCATION ** WELL PRESENTED ** GAS
CENTRAL HEATING & UPVC DOUBLE GLAZING **
GARDENS FRONT & REAR ** This tidy property is located in Clayton and will make an ideal first time buy or landlord investment. Ready to move in! Available with no chain and briefly comprising of: Lounge, Kitchen, two Bedrooms & Bathroom. Located in a good position with St. Anthony's Primary School across the road, Quora Retail Park within walking distance and bus routes at the end of the road. Early viewing advised.

LOUNGE

13' 6" x 12' 9" (4.11m x 3.89m) A modern recently installed fireplace with a pine surround, granite back & hearth, and an inset living flame gas fire with a polished chrome trim. Window and exterior door to the front elevation, laminate flooring and a central heating radiator.



KITCHEN

13' 6" x 7' 1" (4.11m x 2.16m) A modern fitted kitchen with laminated working surfaces and matching upstands. Stainless steel sink and drainer, plumbing for a washing machine and the central heating boiler. Window and exterior door to the rear elevation, under-stairs pantry cupboard and a central heating radiator.

FIRST FLOOR

Split-level landing area with a hatch to the loft space and a central heating radiator.



BEDROOM ONE

13' 4" x 10' 6" (4.06m x 3.2m) Wall-to-wall fitted wardrobes, window to the front elevation and a central heating radiator.

BEDROOM TWO

12' 6" x 6' 7" (3.81m x 2.01m) Window to the rear elevation and a central heating radiator.

BATHROOM

A fully tiled bathroom with a white bathroom suite, comprising of a panelled bath with mains powered shower over, pedestal washbasin and a push-button WC. Tiled floor, central heating radiator and a window to the rear elevation.



EXTERNAL

To the rear of the property is a raised, paved patio seating area and to the front is a fenced garden opposite the house. On-road parking.

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.

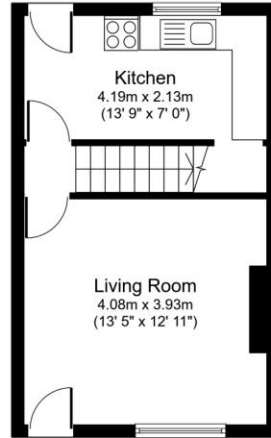
VALUATION: If you are thinking of selling your home, why not contact one of our offices now for a FREE VALUATION strictly without any obligation. Contact us on Bradford (01274) 880019.



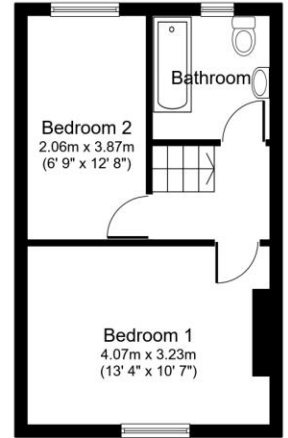
MORTGAGES: A full range of mortgage facilities are available subject to status. Our Financial Consultant will be only too happy to discuss with you your individual requirements. Please contact us for **FREE & CONFIDENTIAL ADVICE.**

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





Ground Floor



First Floor

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		
A		
(81-91)		
B		86
(69-80)		
C		
(55-68)		
D		
(39-54)		
E	54	
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		

England & Wales

EU Directive



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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