



14 Pasture Lane

- FIVE BEDROOM SEMI-DETACHED
- GAS CENTRAL HEATING
- LARGE BASEMENT LEVEL
- UPVC DOUBLE GLAZING

£330,000

EPC Rating '56'





Property Description

**** LARGE FIVE BEDROOM SEMI DETACHED ** HUGE BASEMENT LEVEL OFFERING POTENTIAL ** CHARACTER FEATURES ** SET ACROSS THREE FLOORS **** Whitney's are delighted to offer for sale this substantial period property in the heart of Clayton. Well maintained throughout and enjoying period features, gardens to three sides and a detached single garage. The basement level of the property offers great potential and has three good sized rooms, windows, external door to the rear garden and good head-height, making it ideal for conversion, subject to obtaining any required consents or approvals. The property is entered through a large 19' hallway with a sweeping staircase and two large reception rooms with the original detailed plasterwork. A large landing on the first floor gives access to four bedrooms and a family bathroom, with a further large landing area, double bedroom and a bathroom in the attic space. Sizeable, secure gardens, Alarm, CCTV and a single garage.



The property has also recently undergone some insulation works to the outer walls that is still under guarantee. Located on a bus route and within easy access of local schools and village amenities. Bradford city centre is a short drive away and larger cities such as Leeds and Manchester can be reached within 30 minutes and 60 minutes respectively.

ENTRANCE HALL

19' 6" x 8' 5" (5.94m x 2.57m) Open stairs to the first floor, tiled floor and a central heating radiator.

LOUNGE

15' 8" x 15' 1" (4.78m x 4.6m) Windows to the front and side elevations, two central heating radiators and an open fire in a period style surround.

DINING / SITTING ROOM

16' 1" x 15' 11" (4.9m x 4.85m) Windows to the rear and side elevations, two central heating radiators and a gas fire in a period style surround.



KITCHEN

18' 4" x 8' 5" (5.59m x 2.57m) Fitted with a range of base and wall units, laminated working surfaces and splashback wall tiling. Gas range cooker with extractor above, plumbing for a washing machine and a stainless steel sink and drainer. There is ample space for a dining table, window to the rear a door to the rear hall.



REAR HALL

Door to the rear garden, window to the side elevation and a door to the WC.

WC

A handy ground floor WC with washbasin and a stained glass door.

BASEMENT

Stairs from the hallway lead down to another hall area with a window to the front elevation and doors off to three rooms.

BASEMENT ROOM ONE

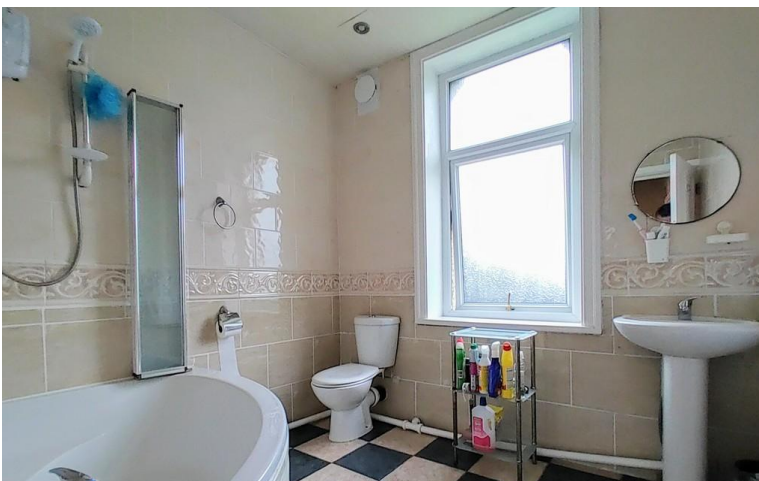
16' 11" x 15' 2" (5.16m x 4.62m) Window to the front elevation.

BASEMENT ROOM TWO

15' 6" x 15' 2" (4.72m x 4.62m) Exterior door to the rear elevation and the central heating boiler.

BASEMENT ROOM THREE

13' 1" x 8' 3" (3.99m x 2.51m) Door to a small store room. Fitted shelving and plastered walls.





FIRST FLOOR

A spacious landing with the original open spindle balustrade and hand rail that runs up to the second floor.

BEDROOM ONE

16' 1" x 15' 11" (4.9m x 4.85m) Windows to the front and side elevations and two central heating radiators.

BEDROOM TWO

15' 3" x 9' 6" (4.65m x 2.9m) Window to the rear elevation and a central heating radiator.

BEDROOM THREE

12' 4" x 8' 3" (3.76m x 2.51m) Window to the rear elevation, fitted store cupboard and a central heating radiator.

BEDROOM FOUR

9' 8" x 6' 3" (2.95m x 1.91m) Window to the side elevation and a central heating radiator.

BATHROOM

8' 5" x 7' 3" (2.57m x 2.21m) A fully tiled family bathroom comprising of a corner bath with electric shower over, pedestal washbasin and WC. Clad ceiling with spotlights, extractor and a window to the front elevation.



SECOND FLOOR

A large landing area that could provide an occasional bedroom or study area. Velux window, central heating radiator and a door to bedroom 5.

BEDROOM FIVE

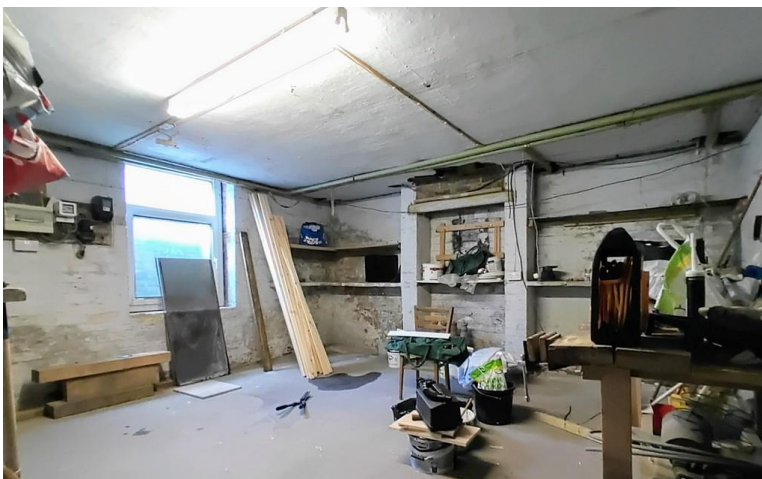
15' 3" x 15' 2" (4.65m x 4.62m) Fitted wardrobes, window to the side elevation and two central heating radiators. Door to the ensuite.

ENSUITE

8' 4" x 6' 7" (2.54m x 2.01m) Panelled bath, pedestal washbasin and WC. Velux window, central heating radiator and access to the eaves.

EXTERNAL

To the front of the property is a large enclosed garden, mainly laid to lawn with flowerbeds, mature shrubs, trees and a summer house. To the side of the house is a low maintenance gravelled area, and to the rear is a paved patio garden with large gates and a single detached garage with 'up and over' door.





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			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

11 Green End
Clayton
Bradford
West Yorkshire
BD14 6BA

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

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.