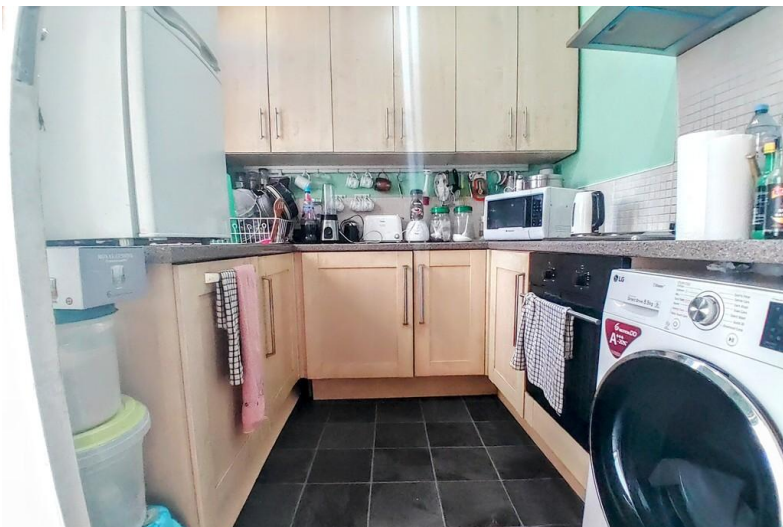
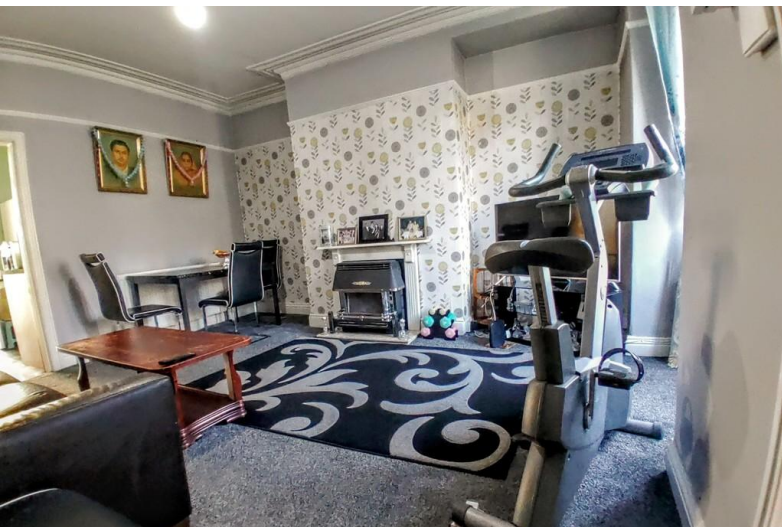


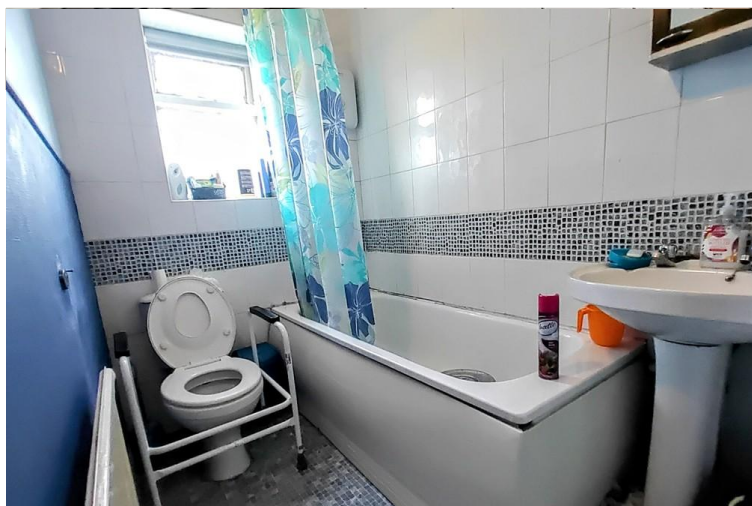
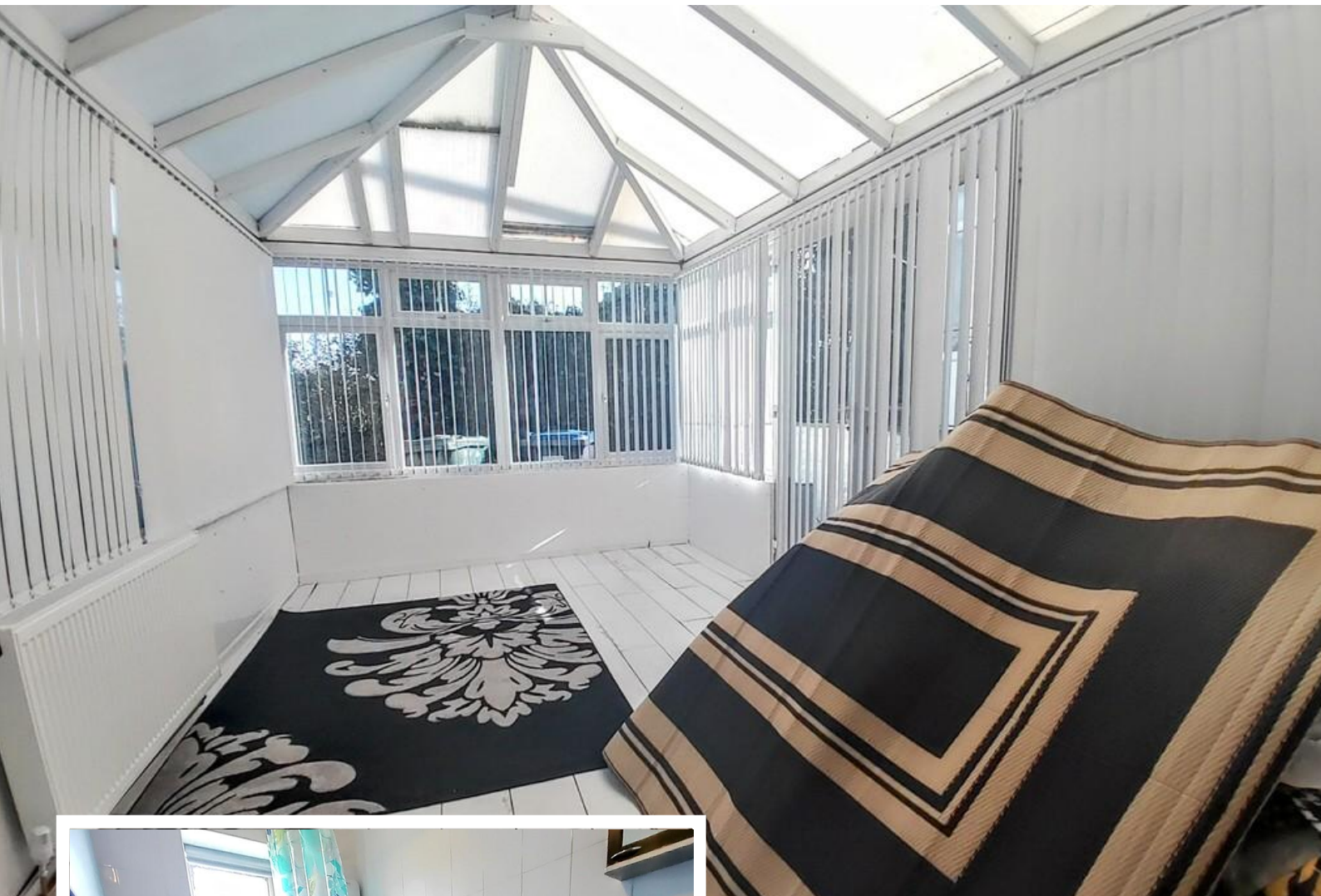


45 Aberdeen Terrace

- THREE BED MID TERRACE
- UPVC DOUBLE GLAZING
- GAS CENTRAL HEATING
- POPULAR LOCATION

£140,000
EPC Rating 'TBC'





Property Description

DESCRIPTION

****THREE BED MID TERRACE** **POPULAR LOCATION**** This three bed mid-terrace property would be ideal for the first time buyer or investor. The property offers lots of potential and is located close to Clayton Village and Quora Retail Park. The property briefly comprises of: Lounge, kitchen, conservatory, three bedrooms, and bathroom.

ENTRANCE

Enter via UPVC door into a small porch. A second door then leads directly into the lounge.

LOUNGE

14' 5" x 13' 8" (4.39m x 4.17m) With gas fireplace, central heating radiator, and a bay window to the front elevation.

KITCHEN

10' 5" x 7' 5" (3.18m x 2.26m) Entrance via lounge. With wall and base units, sink and drainer, electric integrated hob and cooker, central heating radiator. Door leading to the basement, a second door leading



to the conservatory and stairs to floor one.

CONSERVATORY

16' 2" x 9' 8" (4.93m x 2.95m) Central heating radiator and access to rear.

FIRST FLOOR

Access to bedroom one & two and bathroom

BEDROOM ONE

11' 7" x 7' 3" (3.53m x 2.21m) Central heating radiator, window to the front elevation.

BEDROOM TWO

10' 8" x 8' 5" (3.25m x 2.57m) Central heating radiator, window to the rear elevation.

BEDROOM THREE

14' 11" x 12' 4" (4.55m x 3.76m) Located on the second floor. Double room with a Velux window to the rear elevation, and a second window to the front elevation. Central heating radiator.



EXTERNAL

There is a small yard to the front of the property.

DIRECTIONS:

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.

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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