



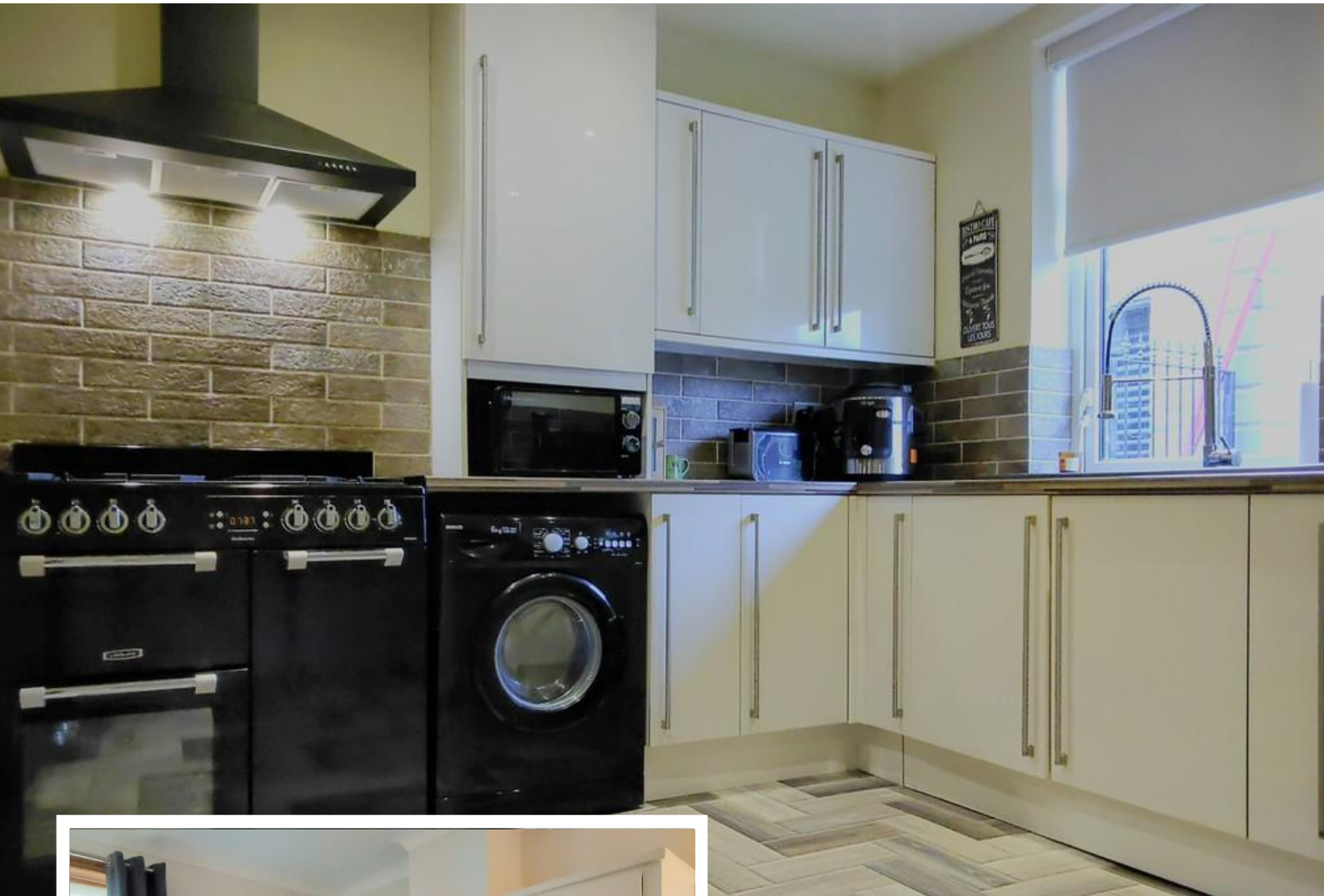
22 Beaconsfield Road

£250,000

EPC Rating 'TBC'

- SEMI DETACHED
- THREE DOUBLE BEDROOMS
- SECURE PRIVATE PARKING
- LARGE GARAGE





Property Description

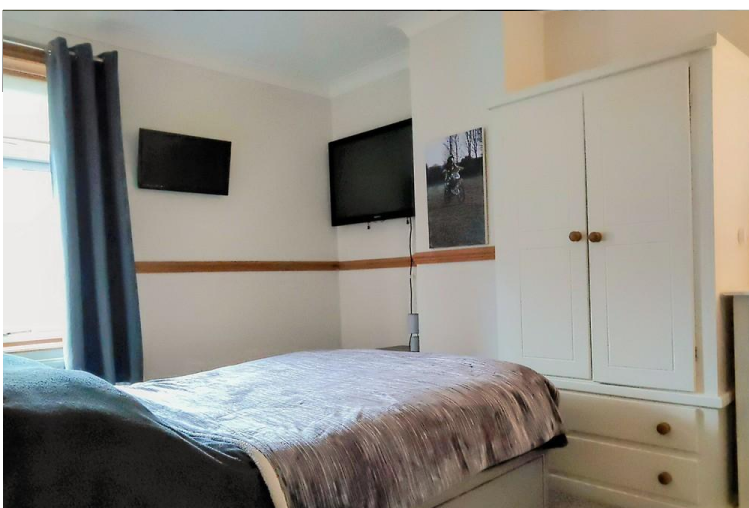
This is an ideal family, three bedroom semi detached property, situated in the popular location of Clayton. The property comprises of a spacious open plan living room and dining area with a log burner in the living room giving a warm and cosy feel throughout. The kitchen is modern and benefits from gloss cupboards and tiled splashbacks with an open plan pantry area giving extra space. There are three double bedrooms, a four piece bathroom suite as well as a driveway with ample parking. The property also benefits from a large studio / games room which comprises of kitchenette and toilet.

ENTRANCE HALL

Entrance via porch with doorways leading to open plan living/dining area and kitchen. Stairs leading to first floor.

LIVING ROOM

13' 92" x 13' 01" (6.3m x 3.99m) Open plan living room / dining area with log burner, upvc patio doors leading to the back garden. Gas central heating radiator.





DINING AREA

12' 98" x 12' 24" (6.15m x 4.27m) Open plan to living room. Gas central heating radiator. UPVC window.

KITCHEN

11' 78" x 13' 22" (5.33m x 4.52m) Modern fitted kitchen with open plan pantry area giving a little more space for necessities.

BEDROOM TWO

13' 1" x 9' 3" (3.99m x 2.82m) Double bedroom with UPVC window and central heating radiator.

BEDROOM ONE

12' 9" x 12' 4" (3.89m x 3.76m) Double bedroom with UPVC window and central heating radiator.

BEDROOM THREE

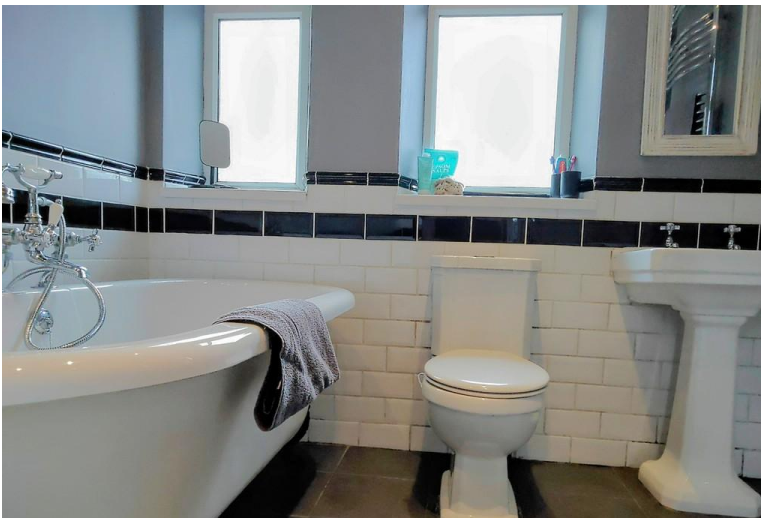
9' 8" x 8' 4" (2.95m x 2.54m) Double bedroom with UPVC window and central heating radiator.

BATHROOM

9' 5" x 7' 12" (2.87m x 2.44m) Four piece suite with bath, walk in shower, WC and hand wash basin

MANSHED

24' 8" x 9' 8" (7.52m x 2.95m) Located at the rear of the property with a spacious living area and bar, kitchenette and WC.



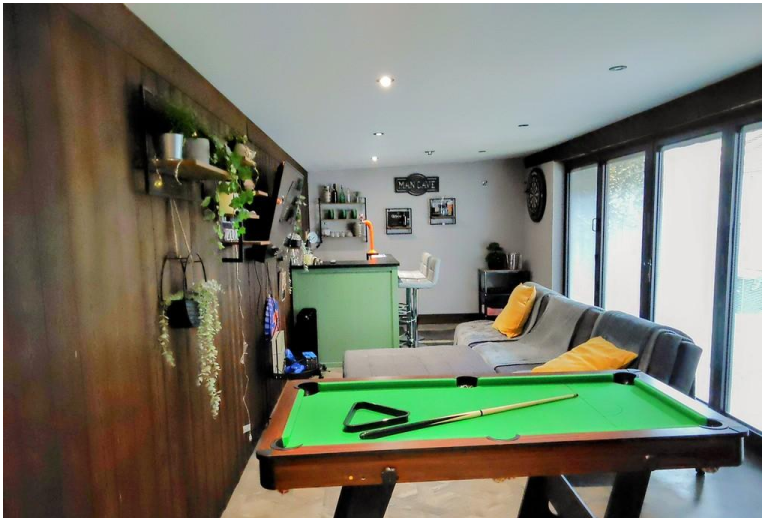
DIRECTIONS:

PURCHASE DETAILS:

Please note that the services & appliances have not been tested & the property is sold on that basis.



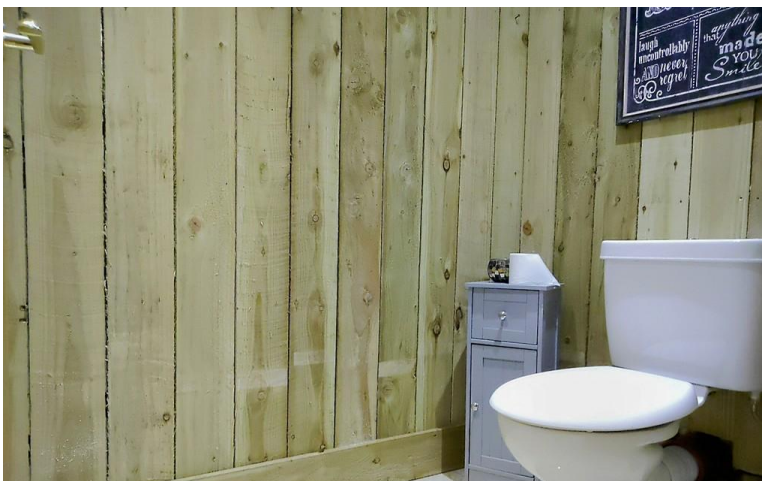
Once you are interested in purchasing this property, ideally call in person or telephone this office to discuss your offer, we would suggest that this is done before contacting a bank, building society or solicitor as any delay could result in the property being sold to someone else and any survey and 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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