



5 Druids Street, Clayton, Bradford, West Yorkshire, BD14 6RJ
£110,000

****TWO/THREE BEDROOMS**SET OVER FOUR FLOORS**FRONT TERRACE**SET IN THE HEART OF THE VILLAGE****

HAMILTON BOWER are pleased to OFFER FOR SALE this spacious two/three bedroom front terrace located in the heart of Clayton village. Early viewing is advised to fully appreciate all this spacious property has to offer. Comprising of entrance, lounge, basement dining kitchen, one double first floor bedroom, house bathroom and a further two rooms to the second floor. The property benefits from gas central heating.

TO VIEW CONTACT HAMILTON BOWER TODAY!!!

GROUND FLOOR

ENTRANCE HALL

Pleasant entrance area accessed through uPVC door.

LOUNGE

16'4" x 11'8" (5 x 3.56)

Large reception space with original cornice and picture rail. Coal effect gas fire with decorative surround, central heating radiator and double glazed window.

LOWER GROUND FLOOR

DINING KITCHEN

16'4" x 14'10" (5 x 4.54)

Spacious dining kitchen with a range of wall and base units with contrasting work surfaces over incorporating a stainless steel sink and mixer tap. Integrated electric oven with five ring gas hob and extractor over.

UTILITY ROOM

Useful utility area with plumbing for a washing machine.

FIRST FLOOR

BEDROOM

16'3" x 10'2" (4.96 x 3.1)

Good size double bedroom with double glazed window and central heating radiator.

BATHROOM

Fitted suite in white comprising of low flush W.c and hand wash basin. Shower unit housed in stylish glass panelled cubicle.

SECOND FLOOR

BEDROOM

12'1" x 7'1" (3.7 x 2.17)


Second bedroom with central heating radiator and Velux window.

STUDY

Study/office room with central heating radiator and Velux window.

EXTERNAL

Enclosed yard to the front elevation.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) 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 & Wales		EU Directive 2002/91/EC 

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
England & Wales		EU Directive 2002/91/EC 