



110 Clayton Road, Bradford, BD7 2LY

*** OFFERED WITH NO CHAIN ** RARELY SEEN ON THE OPEN MARKET** TRADITIONAL LARGER STYLE THROUGH TERRACED ** FIVE BEDROOMS ** Boasting many traditional features and in need of modernisation throughout is this Spacious through terraced property briefly comprising: Entrance hallway, lounge, sitting room and kitchen. To the lower ground floor is large basement and additional rooms off which many neighbouring houses have converted. THREE BEDROOMS to the first floor and wet room plus TWO additional attic rooms. Externally are pleasant gardens to the front and yard area to the rear. Situated in this popular area close to excellent local amenities, city centre and motorway networks. We feel this will appeal to all variety of buyers and would make a lovely family home.

Offers Over £225,000

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ENTRANCE HALLWAY

LOUNGE 13'9" x 15'2" (4.2m x 4.62m)

Boasting many traditional features. Feature fireplace housing gas fire

DINING ROOM 11'7" x 15'1" (3.53m x 4.6m)

Another good size reception room with feature fireplace

KITCHEN 7'10" x 11'6" (2.4m x 3.5m)

Selection of wall and base units. Sink unit, plumbing for washer and cooker point

LOWER GROUND FLOOR

LARGE BASEMENT 11'9" x 15'2" (3.58m x 4.62m)

Vast potential for conversion with power and light. Door leading to the rear. Two additional walk in store rooms also with power and light

FIRST FLOOR

BEDROOM ONE 12'10" x 15'2" (3.9m x 4.62m)

BEDROOM TWO 11'7" x 15'1" (3.53m x 4.6m)

BEDROOM THREE 7'5" x 6'11" (2.26m x 2.1m)

WET ROOM

Adapted for disabled use. Part tiled with walk in shower, sink and W.C

SECOND FLOOR

BEDROOM FOUR 15'4" x 9'9" (4.67m x 2.97m)

Sky light and under eave store

BEDROOM FIVE 12'8" x 9'9" (3.86m x 2.97m)

Sky light and under eave store

OUTSIDE

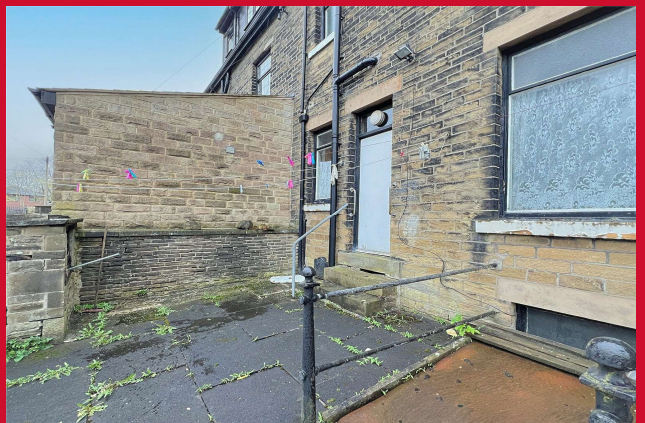
Pleasant gardens to the front and good size yard area to the rear

FURTHER INFORMATION

Council Tax - Band C

Tenure - Freehold

The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance you should obtain independent verification, or we will be pleased to check them for you. These sales particulars do not constitute a contract or part of a contract.





Total Area: 150.7 m² ... 1623 ft² (excluding cellar)
 All measurements are approximate and for display purposes only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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