



Pasture Lane, Clayton, Bradford, West Yorkshire

**Reduced to £138,950**

This good sized well presented three bedroom semi detached property is situated in highly sought after location within walking distance of local amenities. The property is STAMP DUTY EXEMPT and provides gas central heating and upvc double glazing and briefly comprises: entrance hallway, spacious open plan living/dining room, kitchen plus bathroom with shower facility and separate wc. Lawned garden to the front elevation with good sized driveway providing ample off road parking and leading to the good sized detached garage. Patio and lawned garden to the rear elevation with fruit trees.

**Bradford**

Lilycroft Road, Bradford, West Yorkshire, BD9 5AL

**01274 547337** [bradford@reedsrains.co.uk](mailto:bradford@reedsrains.co.uk)

## **Pasture Lane, Clayton, Bradford, West Yorkshire**

### **Ground Floor**

#### **Entrance Hall**

Staircase rises to the first floor and double central heating radiator.

#### **Open Plan Living/Dining Room 23'11" x 11'10"**

Fitted gas fire, bay window, two double central heating radiators and part laminate style flooring.

#### **Kitchen 9'11" x 8'10"**

Fitted with a range of base and wall units with complementing work surfaces over and incorporating a single drainer sink unit with mixer tap. Gas cooker point, part wall tiling, double central heating radiator and stripped and polished wooden flooring.

#### **First Floor Landing**

Airing cupboard housing combination boiler.

#### **Bedroom 1 12'2" x 11'11"**

Stripped and polished wooden flooring. Central heating radiator.

#### **Bedroom 2 11'11" x 11'3"**

Stripped and polished wooden flooring. Central heating radiator.

#### **Bedroom 3 7'9" x 6'2"**

Wooden flooring and central heating radiator.

#### **Bathroom**

Two piece suite comprising panelled bath with shower over and pedestal wash hand basin. Wooden style flooring, part wall tiling and central heating radiator.

#### **Separate WC**

Low level wc.

#### **External**

Lawned garden to the front elevation with good sized driveway providing ample off road parking and leading to the good sized detached garage with plumbing for automatic washing machine, power and light.. Patio and lawned garden to the rear elevation with fruit trees and water faucet.

#### **Directions**

From Reeds Rains Bradford office proceed along Duckworth Lane turning left into Squire Lane. At the bottom turn left into Allerton Road and continue through the lights into Cemetery Road. At the top of Cemetery turn right into Clayton Road and after some distance turn left into Pasture Lane.



**Reeds Rains**  
The Letting Agent

**HASSLE-FREE LETTINGS AND MANAGEMENT**

Every month 12,000 potential tenants contact Reeds Rains, searching for property to rent.

Environmental (CO <sub>2</sub> ) Impact Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		49	
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England, Wales & N.Ireland Directive 2002/91/EC			
The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide emissions. The higher the rating the less impact it has on the environment.			

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		55	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Wales & N.Ireland Directive 2002/91/EC			
The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.			