



## Lavinia Terrace , Clayton, Bradford, West Yorkshire, BD14 6LL 2 bedroom flat / apartment available now £550 pcm

Spacious two bedroom 1st floor flat comprising of large lounge, fitted kitchen, 3 piece bathroom suite and two bedrooms, both with built in storage cupboards. Benefiting from double glazing, economy electric storage heaters, new carpets and full redecoration throughout. Council Tax band A.



# Lavinia Terrace, , Clayton, Bradford, West Yorkshire, BD14 6LL

**BATHROOM** - 2.07m ( 6'10") x 1.88m ( 6'3")  
3 piece suite, shower over bath, part tiled, lino.

**BEDROOM 1** - 2.90m ( 9'7") x 3.96m ( 13'0")  
Carpets, storage heater, built in cupboards, double glazing to front elevation.

**BEDROOM 2** - 2.10m ( 6'11") x 3.09m ( 10'2")  
Carpets, storage heater, built in cupboards, double glazing to front elevation.

**KITCHEN** - 2.09m ( 6'11") x 2.45m ( 8'1")  
Inset stainless steel sink, integrated cooker/hob/extractor, beech cupboards with granite effect worktops, lino, double glazing to rear elevation. Access to lounge.

**LOUNGE** - 3.87m ( 12'9") x 4.43m ( 14'7")  
2 x storage heaters, carpets, tv point, double glazing to rear elevation. Access to kitchen & landing.

**GARDEN** -

**DIRECTIONS:**  
From our offices turn left onto Highgate Rd (A647), turn left onto Hollingwood Ln (opposite the Crown pub), at the end of this road take the left slip road onto Clayton Rd, turn left onto Pasture Ln, turn left onto Lavinia Terrace and destination will be on the right.

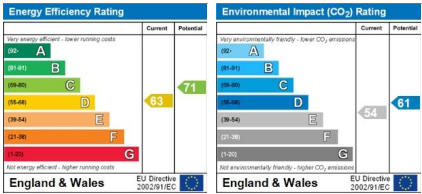
## Rental Procedure

Call the office to arrange a viewing of the property. If you wish to apply for the property, complete the application form and return to our offices. There is no fee to apply and no fee if your application is chosen to proceed.



This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO<sub>2</sub>) emissions.

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.



Property Ref: inst-4557

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