

# Peter David

# Properties Ltd

Residential Sales and Lettings



## Clayton Lane, Clayton

Offers Over £105,000





Nestled in the charming village of Clayton on the outskirts of Bradford, this delightful semi-detached house offers a perfect blend of comfort and character. With two inviting bedrooms, this property is ideal for small families or couples seeking a tranquil retreat. The main bedroom boasts generous proportions, while the single bedroom provides a cosy space for guests or a home office.

As you enter, you are welcomed by a bespoke kitchen that exudes warmth and functionality, perfect for culinary enthusiasts. The good-sized living room is a lovely spot to relax, featuring views of a small lawned garden, where you can enjoy the fresh air and sunshine. The property also includes a well-appointed three-piece bathroom, ensuring convenience for daily routines.

The house benefits from gas central heating and double glazing throughout, providing a warm environment. Additionally, a small cellar offers valuable storage space.

This home not only provides field views from both bedrooms but also places you within easy reach of the vibrant cities of Bradford and Leeds. The historic villages of Saltaire and Haworth are just a short drive away, offering a wealth of cultural experiences. For those who enjoy the great outdoors, numerous countryside walks are available right from your doorstep, making this property a perfect haven for nature lovers.

In summary, this charming house on Clayton Lane presents an excellent opportunity for those looking to embrace a peaceful lifestyle while remaining connected to urban amenities. Don't miss the chance to make this delightful property your new home.

- Two bedroom semi-detached
- Private rear low maintenance lawned garden
- Close to local shops and amenities
- No onward chain
- Close proximity to the Brontë Way
- Field views to the rear
- Fully alarmed
- EPC Rating - E
- Council tax band - B

## Accommodation

### Lounge

14'5" x 13'5" (4.4 x 4.1)

### Kitchen

10'9" x 12'9" (3.3 x 3.9)

### Cellar

9'0" x 4'11" (2.75 x 1.5)

## First floor

### Bedroom one

14'5" x 13'5" (4.4 x 4.1)

### Bedroom two

6'10" x 9'10" (2.1 x 3)

### Bathroom

6'10" x 6'6" (2.1 x 2)

## Auction Information

For further information and to view the legal pack please visit the Peter David website and click on the 'Auctions' tab. You can then Click on the property.

In order to view the legal pack and bid click 'Register' and do the following via the 'dashboard':

- register (verify your email)
- join the watchlist
- pass an ID check
- enter your payment details

## FEES

The buyer's fee is £3960 incl VAT

The holding deposit is £1040 (goes towards the purchase price)

## Directions

Please use postcode BD14 6PD for sat nav directions.

## PLEASE NOTE

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER PETER DAVID PROPERTIES NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.



## Road Map



## Hybrid Map



## Terrain Map



## Floor Plan

**Peter David Properties Ltd**  
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**K**  
3300 x 3900

**Lounge**  
4400 x 4100

**Bath**  
2100 x 2000

**B2**  
2100 x 3000

**B1**  
4400 x 4100

**C**

**Cellar**  
2750 x 1500

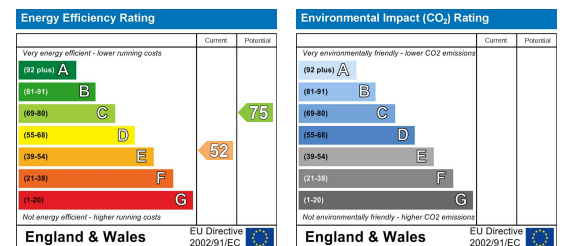
**BD146PD**  
Internal - 73m<sup>2</sup>

This floor plan has been created for illustrative purposes only.  
Measurements/dimensions are approximate and layout should only be used for guidance.  
Not all storage spaces will be displayed. Internal area is an estimation.

## Viewing

Please contact us on 01422 366 948 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars are for guidance only and do not constitute any part of a contract. No person within the company has the authority to make or give any representation or warranty in respect of the property. All measurements are approximate and for illustrative purposes only. None of the services and fittings or equipment have been tested. These particulars whilst believed to be accurate should not be relied on as statements of fact, and purchasers must satisfy themselves by inspection or otherwise as to their accuracy. Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract.

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