



**Brecks, Clayton,
Offers Over £85,000**

This TWO BEDROOM cottage is conveniently located for CLAYTON VILLAGE which offers amenities, shops and schools close by. Having original features, CONSERVATORY, GCH and small garden the property would make an excellent purchase for a FTB or Young Couple. VEWING ESSENTIAL!!



This two bedroom cottage is conveniently located for Clayton Village which offers amenities, shops and schools close by. Having original features, conservatory, GCH and small garden the property would make an excellent purchase for a FTB or Young Couple. Viewing Essential !!

Conservatory

15'7" x 13'8" (4.75m x 4.17m)



Open plan/lounge/kitchen

17'1" x 16'9" (5.21m x 5.11m)

Electric fire, gas central heating radiator and double glazed window.



Kitchen area

Fitted wall and base units, complementary work surfaces, stainless steel sink unit, tiled splash, plumbing for automatic washing machine, oven, hob and extractor hood, two double glazed windows

Cellar

Useful storage.



First Floor

Bedroom One

10'6" x 10'8" (3.20m x 3.25m)

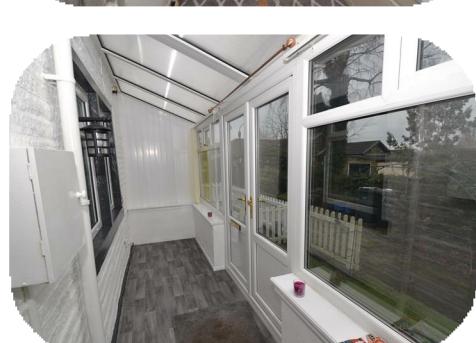
With gas central heating radiator and two double glazed windows



Bedroom Two

6' x 10'11" (1.83m x 3.33m)

With gas central heating radiator and double glazed window.



Bathroom

Three Piece suite comprising: panelled bath, low flush wc, pedestal basin, gas central heating radiator, double glazed window, tiled walls and floor.

Exterior

To the outside there is a small patio garden to the outside.

DISCLAIMER

Please note - this video tour is for illustrative purposes only and we strongly recommend a viewing of any property before committing to a purchase and incurring costs."

Directions

From Queensbury office Head east on High St/A647 towards Brighouse Rd/A644 Continue to follow A647 Turn left onto Baldwin Lane Go through 1 roundabout for 1.2 miles At the roundabout, continue straight onto Bradford Rd Turn left onto Brecks Road Destination will be on the right distinguishable by our for sale sign.

Consumer Protection

We are providing these details in good faith, to the best of our ability, in obtaining as much information as is necessary for our buyers/tenants, to make a decision whether or not they wish to proceed in obtaining this property under the consumer protection regulations. We are covered and members of The Property Ombudsman.

Energy Efficiency Rating		Environmental Impact (CO ₂ Rating)	
		Current	Potential
Very energy efficient - lower running costs	(92 plus) A	83	81
(81-91) B	52	46	46
(70-80) C			
(55-64) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

8 The Green, Idle, Bradford, West Yorkshire, BD10 9PR Tel 01274 619999 email idle@sugdensestates.co.uk
 44 High Street, Queensbury, Bradford, West Yorkshire, BD13 2PA Tel 01274 888998 email queensbury@sugdensestates.co.uk
 13 Bradford Road, Cleckheaton, BD19 5AG Tel 01274 905905 email cleckheaton@sugdensestates.co.uk
 4 North Street, Keighley, BD21 3SE Tel 01535 843333 email keighley@sugdensestates.co.uk
 website www.sugdensestates.co.uk