Sugdens
Sales & Lettings

Cranbrook Street, Clayton,

£147,500

* BACK-TO-BACK TERRACE * TWO BEDROOMS * WELL PRESENTED * IDEAL FTB/INVESTOR *
* CLOSE TO VILLAGE AMENITIES * MODERN KITCHEN & BATHROOM * GARDEN *

Immaculately presented throughout, this charming back-to-back terrace offers modern living with a stylish fitted kitchen, contemporary bathroom and a cosy wood-burning stove. With two bedrooms plus an occasional room, the property provides versatile accommodation, ideal for a first-time buyer, young family, or investor.

Situated in the heart of Clayton village, the home is within easy walking distance of local amenities, shops, and well-regarded schools. Inviting lounge, modern kitchen and useful cellar. To the first floor there is a bedroom, occasional room and a house bathroom, together with a further second attic bedroom on the second floor.

Externally, the property enjoys a pleasant patio and artificial lawned garden to the front of the property, perfect for relaxing outdoors.

Lounge
13'2" x 15'5" (4.01m x 4.70m)
Having a wood burning stove set in chimney breast, radiator and double glazed window.

Kitchen
12'2" x 5'5" (3.71m x 1.65m)
Modern fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, tiled splashback, oven, hob and extractor hood, plumbing for auto washer and double glazed window.

Cellar
Useful storage.

First Floor

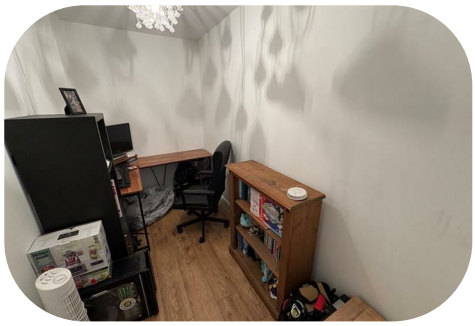
Bedroom One
14'2" max x 9'5" (4.32m max x 2.87m)
With built in wardrobe, radiator, double glazed window.

Occasional Room
10'9" x 5'3" (3.28m x 1.60m)
No natural light. With radiator.

Bathroom
Modern three piece suite comprising panelled bath, vanity sink unit, low suite wc, tiled walls and floor, radiator and double glazed window.

Second Floor

Attic Bedroom Two
11'4" x 12'3" (3.45m x 3.73m)
With radiator and double glazed window.



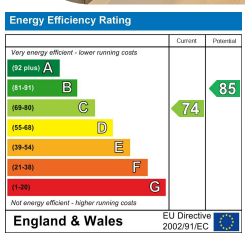
Exterior
To the outside there is a patio garden to the front of the property with artificial lawn.

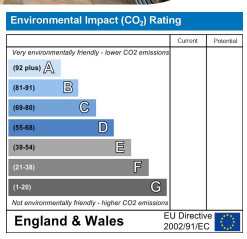
Directions
From our office on Queensbury High Street head towards Gothic St, continue to follow A647 towards Bradford for 0.7 miles, turn left onto Baldwin Ln, at the roundabout take the 2nd exit onto Clayton Ln, turn right onto Westfield Terrace, left onto Cranbrook St and the property will be seen displayed via our For Sale board.

TENURE
FREEHOLD

Council Tax Band
A / Bradford

Agent Notes & Disclaimer We endeavour to make our particulars fair, accurate and reliable. The information provided does not constitute or form part of an offer or contract, nor may it be regarded as representation. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and for guidance only, as are floorplans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for purpose. We strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. **Money Laundering Regulations** Intending purchasers will be asked to produce identification and proof of finance. We would ask for your co-operation in order that there will be no delay in agreeing a sale. We are covered and members of The Property Ombudsman.





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
website www.sugdensestates.co.uk

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