



Brecks, Clayton,

£139,950

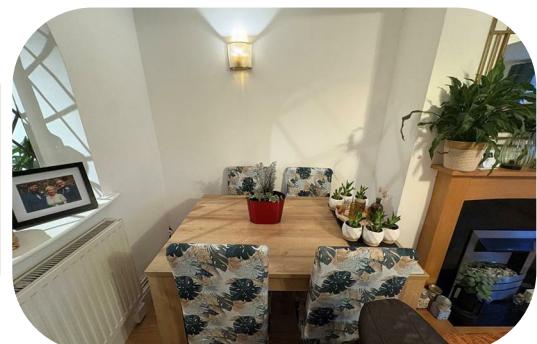
* STONE COTTAGE * THREE BEDROOMS * WELL PRESENTED * IDEAL STARTER HOME *

* CLOSE TO AMENITIES * COTTAGE STYLE FRONT GARDEN *

Well presented throughout is this three bedroom stone built cottage.

Ideally located on the outskirts of Clayton village which boasts amenities, shops, local schools and Quora retail park. The property benefits from gas central heating, upvc double glazing, alarm system and briefly comprises entrance, lounge (17ft long), kitchen and basement cellar. To the first floor there are three bedrooms, a wet/shower room and separate wc.

To the outside there is a cottage style garden to the front.



Entrance Vestibule

Lounge

17'2" x 13'8" (5.23m x 4.17m)

With electric fire in fireplace surround, radiator and double glazed window.



Cellar

Useful storage.

Kitchen

11'7" x 4'9" (3.53m x 1.45m)

With fitted wall and base units incorporating stainless steel sink unit, tiled splashback, oven, hob, plumbing for auto washer, tiled floor, radiator, double glazed window, upvc door to rear.



First Floor

Bedroom One

13'4" x 9'6" (4.06m x 2.90m)

With radiator and double glazed window.



Bedroom Two

11'8" x 6'8" (3.56m x 2.03m)

With radiator and double glazed window.



Bedroom Three

5'4" x 7'7" (1.63m x 2.31m)

With radiator and double glazed window.



Wet Room

With walk-in wet/shower room having tiled walls and floor, radiator and double glazed window.



Separate WC

Two piece suite comprising low suite wc, pedestal wash basin and double glazed window.

Exterior

To the outside there is a cottage style garden to the front.

Directions

From our office on Queensbury High Street head towards Gothic St, turn left onto Baldwin Ln, go through the roundabout, at the roundabout continue straight onto Bradford Rd, turn left onto Brecks Rd and the property will shortly 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.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	B	(92 plus) A	
(81-91) B	C	(81-91) B	
(69-80) C	D	(69-80) C	
(55-68) D	E	(55-68) D	
(39-54) E	F	(39-54) E	
(21-38) F	G	(21-38) F	
(11-20) G		(11-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		EU Directive 2002/91/EC	