



## Clayton Lane, Clayton,

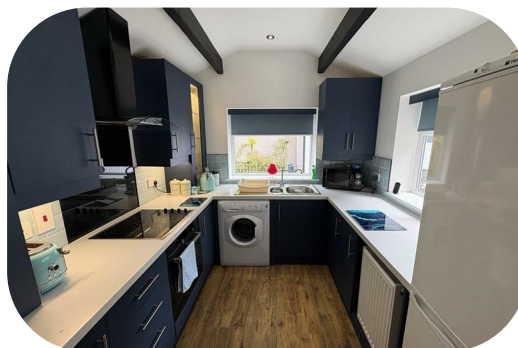
**£199,950**

\* EXTENDED END TERRACE \* TWO BEDROOMS \* READY TO MOVE INTO \* MODERN KITCHEN \*  
\* GARDEN \* DRIVE \* DOUBLE GARAGE \* WORKSHOP \* CLOSE TO AMENITIES \*

This immaculately presented two bedroom extended end terrace property offers 'ready to move into' accommodation. Benefits from a modern fitted kitchen, multi fuel fire, double garage and workshop.

The property would appeal to a number of buyers, particularly anybody downsizing.

Situated in the heart of Clayton village and within walking distance of amenities, shops, schools and the local park. The accommodation briefly comprises entrance vestibule, lounge, kitchen, cellar, two first floor bedrooms and house bathroom. To the outside there are well stocked low maintenance gardens to the rear, together with a driveway leading to a double garage. The property also boasts a workshop.



## Entrance Vestibule

## Lounge

15'2" x 13'5" (4.62m x 4.09m)

Having a log burner fire set in chimney breast, radiator and double glazed window.

## Kitchen

9' x 8'5" (2.74m x 2.57m)

Modern fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, tiled splashback, oven, hob, extractor hood, plumbing for auto washer, radiator and double glazed window.

## Cellar

Useful storage.

## First Floor

With double glazed window.

## Bedroom One

10' x 10'7" (3.05m x 3.23m)

With radiator and double glazed window.

## Bedroom Two

10'6" x 5'1" (3.20m x 1.55m)

With radiator and double glazed window.

## Bathroom

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

## Exterior

To the outside there is a low maintenance landscaped patio garden to the rear with borders and shrubs, together with a double garage, driveway and workshop.

## Directions

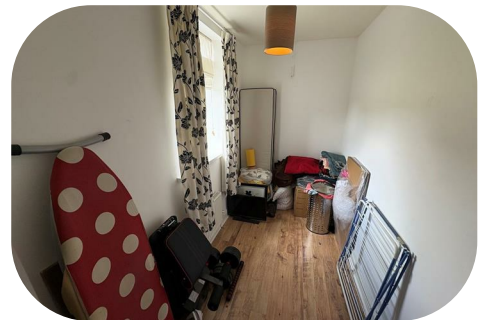
From our office on Queensbury High Street head towards Gothic St, continue to follow A647 towards Bradford for 0.7 miles, turn left onto Baldwin Ln, at the roundabout take the 2nd exit onto Clayton Ln and the property will be seen displayed via our For Sale board.

## 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.

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

8 The Green, Idle, Bradford, West Yorkshire, BD10 9PR Tel 01274 619999 email [idle@sugdensesstates.co.uk](mailto:idle@sugdensesstates.co.uk)  
44 High Street, Queensbury, Bradford, West Yorkshire, BD13 2PA Tel 01274 888998 email [queensbury@sugdensesstates.co.uk](mailto:queensbury@sugdensesstates.co.uk)  
13 Bradford Road, Cleckheaton, BD19 5AG Tel 01274 905905 email [cleckheaton@sugdensesstates.co.uk](mailto:cleckheaton@sugdensesstates.co.uk)  
website [www.sugdensesstates.co.uk](http://www.sugdensesstates.co.uk)