



## Clayton Lane, Clayton,

£150,000

\* EXTENDED COTTAGE \* TWO DOUBLE BEDROOMS \* READY TO MOVE INTO \*  
\* CLOSE TO AMENITIES \* GARDENS \* IDEAL STARTER HOME \*

This well presented two double bedroom extended cottage property offers 'ready to move into' accommodation. Situated in the heart of Clayton village and within walking distance of amenities, shops, schools and the local park. The property offers a style twist of old and new and would make an excellent purchase for anybody downsizing or a first time buyer.

Benefits from a dining kitchen, utility area and garden to front and rear.

The accommodation briefly comprises entrance vestibule, lounge, utility, dining kitchen, two first floor bedrooms and a house bathroom.

To the outside there are well stocked gardens to the rear, together with a low maintenance paved area to the front.



## Entrance Vestibule

## Lounge

10'6" x 12'1" (3.20m x 3.68m)

With living flame gas fire in fireplace surround, radiator and double glazed window.

## Utility

With plumbing for auto washer, tiled splashback, breakfast bar.

## Dining Kitchen

12'3" x 8'2" (3.73m x 2.49m)

Modern fitted dining kitchen having a range of wall and base units incorporating stainless steel sink unit, tiled splashback, oven, hob, extractor hood, radiator, double glazed window, door to rear.

## First Floor

With built in wall cupboard. Loft access.

## Bedroom One

11' x 9'8" (3.35m x 2.95m )

With radiator, double glazed window and ceiling beams.

## Bedroom Two

9'7" x 5'3" (2.92m x 1.60m)

With radiator and double glazed window.

## Bathroom

Modern three piece suite comprising panelled bath, low suite wc, pedestal wash basin, radiator, double glazed window.

## Exterior

To the outside there are cottage style gardens to the front and rear with lawn, patio and shrubs.

## Directions

From our office on Queensbury High Street head towards Gothic St, continue to follow A647 towards Bradford, 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

B / 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	

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