Sugdens
Sales & Lettings

Cranbrook Street, Clayton,

£134,950

* TERRACE * TWO BEDROOMS * CLOSE TO AMENITIES * IDEAL FTB *
* READY TO MOVE INTO * GARDEN *

Superbly presented two bedroom terraced property, situated in the heart of Clayton which offers shops, amenities and local schools.

The property would be of particular interest to a FTB/young family/investor, and offers 'ready to move into' accommodation.

Having a modern fitted kitchen, house bathroom, gas central heating and double glazing.

The accommodation briefly comprises entrance vestibule, lounge, kitchen and cellar. There are two first floor bedrooms and a house bathroom.

To the outside there is a patio and artificial lawned garden.

Entrance Vestibule

Lounge
15'2" x 13'4" (4.62m x 4.06m)
Having a remote controlled electric fire in fireplace surround, radiator and double glazed window.

Breakfast Kitchen
12'2" x 5'5" (3.71m x 1.65m)
Modern fitted breakfast 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, radiator, breakfast bar, double glazed window.

Cellar
Useful storage.

First Floor

Bedroom One
10'2" x 9'5" (3.10m x 2.87m)
With radiator and double glazed window.

Bedroom Two
10' x 7'7" (3.05m x 2.31m)
With radiator and double glazed window.

Bathroom
Modern three piece suite comprising panelled bath, pedestal wash basin, low suite wc, part tiled/part feature panelled walls, tiled floor, radiator.

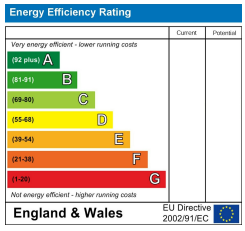
Exterior
To the outside there is a patio and artificially lawned garden to the front.

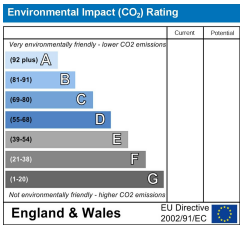
Directions
From our office on Queensbury High Street head towards Gothic St, continue to follow A647 for
0.7 miles towards Bradford, turn left onto Baldwin Ln, at the roundabout take the 2nd exit onto Clayton Ln, turn right onto Westfield Terrace, left onto Cranbrook St and the property will be seen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





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