



Baldwin Lane, Clayton,

£109,950

*** COTTAGE * DOUBLE BEDROOM * GRADE 2 LISTED * CHARACTERFUL *
* SOUGHT AFTER LOCATION * GARDEN FRONTAGE ***

A charming Grade II Listed extended cottage situated on the outskirts of Clayton Village, offering characterful accommodation that will appeal to a variety of purchasers including first-time buyers, downsizers and investors with potential to alter bedrooms. Benefitting from gas central heating, double glazing, a useful utility room and a small garden frontage, the property combines period charm with practical modern comforts.

The accommodation briefly comprises entrance vestibule, lounge, breakfast kitchen, utility room and cellar. To the first floor is a spacious double bedroom and house bathroom.

Externally, there is a pleasant garden frontage, providing an ideal space for pots, planting and outdoor seating.

A delightful cottage in a sought-after village location, offering character, convenience and charm.



Entrance Vestibule

Lounge

16'5" x 14'1" (5.00m x 4.29m)

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

Breakfast Kitchen

14'8" x 6'6" (4.47m x 1.98m)

Cream fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, tiled splashback, oven, hob, extractor fan, integrated fridge freezer, breakfast bar, radiator, double glazed window, stable style door.

Utility

8'6" x 4'5" (2.59m x 1.35m)

With fitted base units incorporating stainless steel sink unit, plumbing for auto washer.

Cellar

Useful storage.

First Floor

With radiator and access to loft.

Bedroom One

15'3" x 11'2" (4.65m x 3.40m)

Large double room. With built in wardrobe, radiator and double glazed window.

Bathroom

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

Exterior

To the outside there is a pleasant garden frontage, providing an ideal space for pots, planting and outdoor seating.

Directions

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

TENURE

Leasehold. 1 peppercorn rent. 999 years from 1831.

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

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