



Middle Lane, Clayton

£265,000

* END TERRACE * THREE BEDROOMS * WELL PRESENTED * CONSERVATORY * VIEWS *
* MODERN KITCHEN & BATHROOM * LARGE GARDEN * PARKING * TWO WORKSHOPS *

This three bedroom end terrace property enjoys attractive views overlooking open farmland and offers spacious, well presented accommodation throughout.

Features include a generous conservatory, modern breakfast kitchen and a contemporary family bathroom.

To the rear, the property benefits from a large garden with two workshops, patio area and a lawned garden, while the driveway provides convenient off-street parking.

Ideally situated within easy reach of Clayton Village, the property is close to a range of local amenities, shops, and well regarded schools, making it an ideal purchase for a growing family.





Entrance Vestibule

Lounge

15'4" x 14'8" (4.67m x 4.47m)

Having a dual fuel stove, radiator, double glazed bay window.

Breakfast Kitchen

12'1" x 14'2" (3.68m x 4.32m)

Modern fitted kitchen having a range of wall and base units incorporating sink unit, granite work tops, breakfast bar, island, integrated fridge, dishwasher, washing machine, microwave, double oven, hob and extractor hood, radiator, French doors.

Conservatory/Sun Room

14'2" x 13'9" (4.32m x 4.19m)

With radiator and French doors.

First Floor

Bedroom One

12'3" x 15'4" (3.73m x 4.67m)

With radiator and double glazed window.

Bedroom Two

10' x 9'3" (3.05m x 2.82m)

With radiator and double glazed window.

Bedroom Three

6'7" x 5'6" (2.01m x 1.68m)

With radiator and double glazed window.

Bathroom

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

Exterior

To the outside there is a block paved driveway, two workshops and a well stocked garden with patio, lawn and ornamental pond.





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, go through the roundabout, at the next roundabout continue straight onto Bradford Rd, left onto Crestville Rd, right at the 1st cross street onto Middle Ln and the property will be seen displayed via our For Sale board.

TENURE

FREEHOLD

Council Tax Band

B / Bradford



Middle Lane, BD14

Approximate Gross Internal Area = 113.1 sq m / 1217 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1304386)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	79
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		

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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