



Back Fold, Clayton, Offers Over £119,950

* GRADE 2 LISTED COTTAGE * TWO BEDROOMS * CLAYTON VILLAGE * IDEAL FTB *
* MANY ORIGINAL FEATURES * CLOSE TO AMENITIES * FRONT GARDEN *

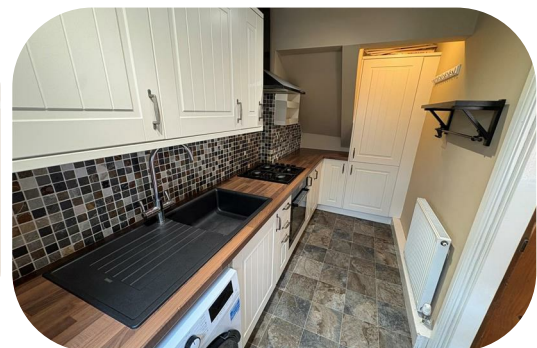
Situated in the heart of Clayton Village, this deceptively spacious Grade II Listed cottage, dating back over 200 years, is full of character and charm, with a wealth of original features retained throughout.

Beautifully presented and rich in period appeal, the property offers an excellent opportunity for a first-time buyer, young couple, or anyone seeking a home with history and individuality.

The cottage enjoys a convenient village-centre location within easy walking distance of local shops, amenities, scenic countryside walks, and the popular Quora Retail Park.

The accommodation briefly comprises a fitted kitchen, a charming lounge, two first-floor bedrooms, and a shower room. Externally, the property benefits from a quaint garden frontage, complete with a bench and attractive potted plants, providing a welcoming space to sit and enjoy the surroundings.

A delightful and characterful home in a sought-after village location, early viewing is highly recommended.



Kitchen

11'1" x 5'5" (3.38m x 1.65m)

Cream fitted kitchen having a range of wall and base units incorporating sink unit, tiled splashback and floor, plumbing for auto washer, integrated fridge/freezer, oven, hob, extractor hood, radiator, double glazed window.

Lounge

16'7" x 14'1" (5.05m x 4.29m)

With feature fireplace surround, radiator and double glazed window.

First Floor

Bedroom One

14'6" x 10'9" (4.42m x 3.28m)

With radiator, double glazed window, ceiling beams.

Bedroom Two

12'2" x 5'9" (3.71m x 1.75m)

With fitted wardrobes, radiator and double glazed window.

Shower Room

Modern three piece suite comprising shower cubicle, low suite wc, vanity sink unit, tiled walls and floor, radiator and double glazed window.

Exterior

To the outside there is a garden frontage.

Directions

From our office on Queensbury High Street head towards Gothic St, continue towards Bradford for 0.7 miles, turn left onto Baldwin Ln, go through the roundabout, after 1.2 miles at the roundabout, take the 1st exit onto Town End Rd, right onto Back Fold 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 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	

8 The Green, Idle, Bradford, West Yorkshire, BD10 9PR Tel 01274 619999 email idle@sugdensesates.co.uk
44 High Street, Queensbury, Bradford, West Yorkshire, BD13 2PA Tel 01274 888998 email queensbury@sugdensesates.co.uk
13 Bradford Road, Cleckheaton, BD19 5AG Tel 01274 905905 email cleckheaton@sugdensesates.co.uk
website www.sugdensesates.co.uk

