



Clayton Lane, Clayton,

£125,000

* CHARACTER COTTAGE * TWO BEDROOMS * CLOSE TO AMENITIES * VILLAGE LOCATION *
* IDEAL STARTER HOME * REAR GARDEN *

Situated in the heart of Clayton Village is this two bedroom cottage property.

The property would make an excellent purchase for FTB/Young Couple/Downsizer and is within walking distance of amenities, shops, schools and bus routes.

Benefits from GCH, DG and a garden to the rear.

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

There is small garden area to front and to the rear there is also a lawned and decked garden.



Entrance Vestibule

With radiator.

Lounge / Diner

16'4" x 13'8" (4.98m x 4.17m)

Characterful room, with living flame stove effect gas fire within an Inglenook fireplace surround. Radiator, double glazed window and original beamed ceiling.

Kitchen

8'1" x 5'4" (2.46m x 1.63m)

With fitted wall and base units incorporating stainless steel sink unit, tiled splashback, oven, hob, double glazed window.

Cellar

Useful storage. With plumbing for auto washer.

First Floor

Bedroom One

11'1" max x 10'1" (3.38m max x 3.07m)

With radiator and double glazed window.

Bedroom Two

11'3" x 5'9" (3.43m x 1.75m)

With radiator and double glazed window.

Bathroom

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

Exterior

To the outside there is a small garden area to the front of the property and a larger, lawned garden to the rear with potential to be landscaped.

Directions

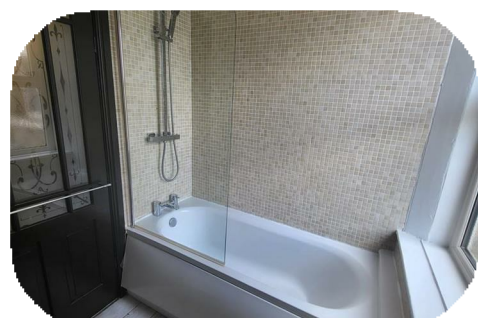
From our office on Queensbury High Street head east on High St/A647 towards Gothic St, continue to follow A647, turn left onto Baldwin Ln, at the roundabout take the 2nd exit onto Clayton Ln and the property will shortly be seen displayed via our For Sale board.

TENURE

FREEHOLD

Council Tax Band

A



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		90	(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			England & Wales		
EU Directive 2002/91/EC			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