



Broomcroft, Clayton,

£136,000

**** TWO BED MID TOWNHOUSE ** IDEAL FOR FTB/INVESTOR ** WELL PRESENTED THROUGHOUT ****

Excellent opportunity for a FTB/Investor to purchase this two bedroom mid townhouse.

Ideally situated within walking distance of Clayton Village which offers amenities, shops and schools. The well presented home has recently been decorated and benefits from new flooring throughout, gas central heating and double glazing.

The accommodation briefly comprises of a vestibule, lounge, dining kitchen, two first floor bedrooms and a house bathroom. To the outside there are gardens to front and rear with a garage situated 50 yards away from the property.



Vestibule

Lounge

16'1" x 11'2" (4.90m" x 3.40m")

Gas fire and radiator.



Dining - Kitchen

11'2" x 8'4" (3.40m" x 2.54m")

Modern fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, cooker, plumbing for auto washer. Radiator and upvc door leading to rear garden.

First Floor Landing

Bedroom One

11'3" x 11'1" (3.43m" x 3.38m")

Radiator.



Bedroom Two

11'1" x 8'4" (3.38m" x 2.54m")

Built wardrobes and radiator.



Bathroom

Modern three piece white suite comprising panel bath, pedestal wash basin, low flush wc, part tiled and radiator.



Exterior

Extended garden to the front with a patio garden to the rear. There is also a garage situated 50 yards away from the property.



Directions

From our office on Queensbury High Street head east on High St/A647 towards Gothic St, continue to follow A647 for 0.7 miles, turn left onto Baldwin Ln, after 0.7 miles at the roundabout take the 2nd exit onto Clayton Ln, after 0.4 miles turn right onto Park Ln, left onto Nursery Rd, right onto Station Rd, right onto Oakleigh Ave, right onto Broomcroft and the property will shortly be seen displayed via our For Sale board.

Council Tax Band

B

Tenure

FREEHOLD.

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

Consumer Protection

We are providing these details in good faith, to the best of our ability, in obtaining as much information as is necessary for our buyers/tenants, to make a decision whether or not they wish to proceed in obtaining this property under the consumer protection regulations. We are covered and members of The Property Ombudsman.

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