



## Cranbrook Street, Clayton,

**Offers Over £140,000**

\* BACK TO BACK TERRACE \* TWO BEDROOMS \* OCCASIONAL ATTIC ROOM \*

\* READY TO MOVE INTO \* IDEAL STARTER HOME \* MODERN KITCHEN & BATHROOM \* NO CHAIN \*

Situated in the heart of Clayton village is this two bedroom + occasional attic room back to back terrace property. Well presented throughout to offer 'ready to move into' accommodation, the property would be of particular interest to a FTB/young family/investor.

Having a modern fitted kitchen, house bathroom, gas central heating and double glazing.

Within walking distance of local amenities, shops and schools.

The accommodation briefly comprises entrance vestibule, lounge, kitchen and cellar. There are two first floor bedrooms and a house bathroom. To the second floor there is a further occasional attic room.

To the outside there is a patio garden to the front of the property.



## Entrance Vestibule

## Kitchen

11'9" x 5'7" (3.58m x 1.70m)

Modern fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, tiled splashback, oven, hob and extractor hood, plumbing for auto washer, double glazed window.



## Lounge

15'3" x 13'4" (4.65m x 4.06m)

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



## Cellar

Useful storage.

## First Floor

### Bedroom One

15'3" x 9'7" (4.65m x 2.92m)

With radiator and double glazed window.



### Bedroom Two

6'4" x 5'9" (1.93m x 1.75m)

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.



## Second Floor

### Occasional Attic Room

19'2" x 7'6" (5.84m x 2.29m)

With velux window, eaves storage.



### Exterior

To the outside there is a paved garden to the front of the property with borders.

### Directions

From our office on Queensbury High Street head towards Gothic St, continue to follow A647 before turning left onto Baldwin Ln, at the roundabout take the 2nd exit onto Clayton Ln, turn right onto Westfield Terrace, left onto Cranbrook St 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 <sub>2</sub> ) Rating                  |             |
|---|-------------|---|-------------|
|   |             | Current   | Potential   |
| Very energy efficient - lower running costs |             | Very environmentally friendly - lower CO <sub>2</sub> emissions |             |
| (92 plus) A                                 | (92 plus) A | (92 plus) A   | (92 plus) A |
| (81-91) B                                   | (81-91) B   | (81-91) B   | (81-91) B   |
| (69-80) C                                   | (69-80) C   | (69-80) C   | (69-80) C   |
| (55-68) D                                   | (55-68) D   | (55-68) D   | (55-68) D   |
| (39-54) E                                   | (39-54) E   | (39-54) E   | (39-54) E   |
| (21-38) F                                   | (21-38) F   | (21-38) F   | (21-38) F   |
| (11-20) G                                   | (11-20) G   | (11-20) G   | (11-20) G   |
| Not energy efficient - higher running costs |             | Not environmentally friendly - higher CO <sub>2</sub> emissions |             |
| England & Wales                             |             | EU Directive 2002/91/EC   |             |