



Whitney's
ESTATE AGENTS LTD
Established 1947



37 Green End
Clayton, Bradford, West Yorkshire, BD14 6BA

Offers In Region Of
£102,950

Property Features

- VIEWING RECOMMENDED
- CHARACTER COTTAGE
- GRADE II LISTED
- LOUNGE
- MODERN FITTED KITCHEN
- TWO BEDROOMS
- MODERN THREE PIECE BATHROOM
- DOUBLE GLAZED WINDOWS
- CENTRAL HEATING
- DECKED REAR GARDEN

Full Description

Viewing Highly Recommended on this well presented Grade II Listed Character Cottage situated close to the centre of Clayton Village and all it has to offer. The property briefly comprises of Lounge, Modern Fitted Kitchen, Two Bedrooms and Modern White Three Piece Bathroom. Double Glazed Windows. Central Heating. Enclosed Timber Decked Garden to rear.

ENTRANCE

Via front door to inner hall with door to lounge and stairs to first floor.

LOUNGE

16' 4" x 13' 2" (4.98m x 4.01m)

Double glazed window to front. Feature chimney breast with stone fireplace and hearth with inset living flame gas fire. Timber floor. Exposed beams. Central heating radiator. Timber door through to the kitchen. Door to rear garden.

KITCHEN

Modern wall and base units with matching timber finish work surfaces. Inset stainless steel sink with mixer tap and complementary splashbacks. Integrated eye level oven, microwave and ceramic hob. Door to pantry/storage cupboard.

BEDROOM ONE

9' 9" x 7' 9" (2.97m x 2.36m)

Double glazed window. Fitted wardrobes. Exposed beams. Central heating radiator.

BEDROOM TWO

10' 0" x 6' 3" (3.05m x 1.91m)

double glazed window. Exposed beams. Central heating radiator.



BATHROOM

6' 7" x 6' 2" (2.01m x 1.88m)

Modern white three piece suite comprising of bath with shower over and screen, hand wash basin and wc.

Complementary tiling.

EXTERIOR

Enclosed timber decked patio garden.

PROPERTY DIRECTIONS:

Leave the Clayton office and turn left continue along this road bearing left and number 37 can be found on your left.

PURCHASE DETAILS:

Please note that the services & appliances have not been tested & the property is sold on that basis.

Once you are interested in purchasing this property, ideally call in person or telephone this office to discuss your offer, we would suggest that this is done before contacting a bank, building society or solicitor as any delay could result in the property being sold to someone else and any survey and legal fees being unnecessarily incurred.

VALUATION: If you are thinking of selling your home, why not contact one of our offices now for a FREE VALUATION strictly without any obligation. Contact us on Bradford (01274) 880019.

MORTGAGES: A full range of mortgage facilities are available subject to status. Our Financial Consultant will be only too happy to discuss with you your individual requirements. Please contact us for FREE & CONFIDENTIAL ADVICE.

RENT-A-HOUSE: Thinking of renting your HOUSE? FLAT? Contact (01274) 880019 for further details.

11 Green End
Clayton
Bradford
West Yorkshire
BD14 6BA

www.whitneys.co.uk
sales@whitneys.uk.com
01274880019

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements