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**62 Baldwin Lane**  
Clayton, Bradford, West Yorkshire, BD14 6PQ

**Offers In Region Of  
£99,950**

# Property Features

- VIEWING HIGHLY RECOMMENDED
- VERY WELL PRESENTED
- MUCH IMPROVED BY CURRENT OWNER
- GRADE II LISTED COTTAGE
- OPEN PLAN LOUNGE & KITCHEN
- ONE DOUBLE BEDROOM
- THREE PIECE SHOWER ROOM
- SUDG WINDOWS
- CENTRAL HEATING
- LARGE SHALE GARDEN

## Full Description

**VIEWING HIGHLY RECOMMENDED** on this very well presented Grade II Listed Cottage which has been much improved by present owner. The property which is situated on the edge of Clayton Village is Ideal for the First Time Buyer or Investor briefly comprises of Open Plan Lounge and Modern fitted Kitchen Area, One double Bedroom and a modern Three Piece Shower Room. SUDG Windows. Central Heating. Alarm. Large shale garden to front with Out Building.

### ENTRANCE

Via front door to inner hall.

### INNER HALL

Stairs to first floor. Door to open plane lounge and kitchen area.

### OPEN PLAN LOUNGE & KITCHEN AREA

15' 8" x 13' 6" (4.78m x 4.11m)

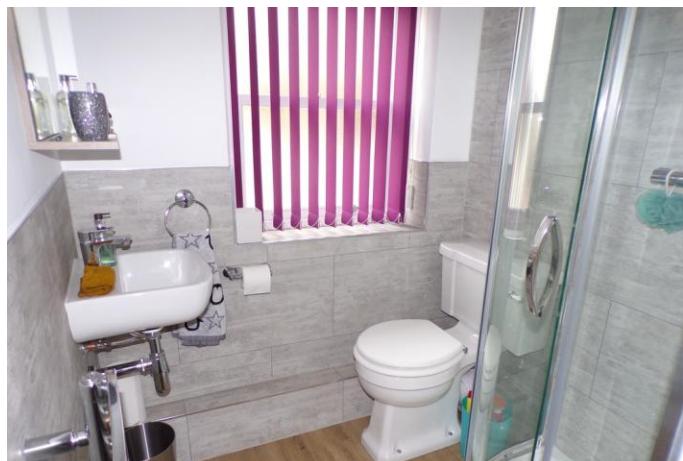
SUDG windows to front and rear. Feature timber fire surround with marble hearth and back and inset living flame gas fire. Exposed beams. Two central heating radiators.

Kitchen Area: Modern wall and base units with complementary work surfaces and tiling. Inset sink with mixer tap. Inset hob with extractor canopy above. Inset eye level double oven. Integrated fridge and freezer. Plumbing for washer. Door to a useful keeping cellar.

### BEDROOM

16' 0" x 8' 8" (4.88m x 2.64m)

SUDG window. Fitted wardrobes. Central heating radiator.



## SHOWER ROOM

7' 9" x 5' 2" (2.36m x 1.57m)

SUDG window. Three piece suite comprising of shower, hand wash basin and wc. complementary tiling. Cupboard housing the boiler. Towel radiator. The shower room was replaced in October 2020.

## EXTERIOR

Large shale garden to front. Outbuilding providing a useful storage area.

## PROPERTY DIRECTIONS:

Leave the Clayton office and turn right, take your first exit at the roundabout into The Avenue, continue along this road passing over the mini roundabout at the top into Baldwin Lane and number 62 can be found on your right.

## 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.

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