



1 Broadfolds

Clayton, Bradford, West Yorkshire, BD14 6AQ

**Offers In Region Of
£269,950**

Property Features

- GRADE II LISTED COTTAGE
- SPACIOUS ACCOMODATION
- LOUNGE & DINING ROOM
- KITCHEN & GROUND FLOOR WC
- THREE BEDROOMS
- BATHROOM
- LARGE LOFT AREA
- CENTRAL HEATING
- GARDENS TO FRONT AND SIDE
- DRIVEWAY PARKING

Full Description

Situated within the Village of Clayton is this Grade II Listed Semi Detached Cottage which has retained many original features and offers Spacious Three Bed Accommodation with the potential to create further accommodation (subject to consents). The property briefly comprises of Large Lounge, Dining Room, Kitchen, Three Bedrooms and Bathroom. Gardens and driveway parking.

ENTRANCE

Via side door to kitchen plus separate entrance door to lounge.

LOUNGE

18' 2" x 14' 9" (5.54m x 4.5m)

SUDG windows with monks bench. Feature timber fire surround to chimney breast with inset fire. Wide open stairs to first floor. Opening through to the dining room. Exposed beams and timbers to ceiling. Door to front garden. Central heating radiator.

DINING ROOM

14' 8" x 9' 3" (4.47m x 2.82m)

SUDG window. Exposed beams and timber to ceiling. Exposed stone work to walls. Door to kitchen. Central heating radiator.

BEDROOM/STUDY

11' 0" x 10' 2" (3.35m x 3.1m)

SUDG window. Two central heating radiators. This room could be used as a ground floor bedroom.



KITCHEN

12' 4" x 10' 8" (3.76m x 3.25m)

SUDG window. Timber wall and base units with complementary work surfaces and tiling. Breakfast bar. Inset sink with mixer tap. Inset double oven and hob with extractor canopy. Plumbing for washer. Doors to dining room, study and ground floor wc. Central heating radiator.



GROUND FLOOR WC

SUDG windows. Hand wash basin and wc. Central heating radiator.

FIRST FLOOR

LANDING

SUDG windows. Drop down ladder to a very large loft which subject to any necessary consents could convert to provide further accommodation.

BEDROOM

14' 3" x 12' 6" (4.34m x 3.81m)

SUDG window with Monk bench. Fitted wardrobes. Open stone fireplace. Central heating radiator.



BEDROOM

9' 3" x 8' 2" (2.82m x 2.49m)

SUDG window. Central heating radiator.



BATHROOM

6' 0" x 6' 0" (1.83m x 1.83m)

SUDG window. Three piece suite comprising of bath, hand wash basin and wc. Complementary tiling. Central heating radiator.

EXTERIOR

Gardens to front and side with driveway parking.

PROPERTY DIRECTIONS:

Leave the Clayton office and turn left continue along this road bearing left and Broadfolds 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.

%epcGraph_c_1_339%



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 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