



8 Ramsden Place

Clayton, Bradford, Wet Yorkshire, BD14 6BG

£130,000

Property Features

- CHARACTER COTTAGE
- GRADE II LISTED
- 'THROUGH BY LIGHT'
- TASTEFULLY APPOINTED
- DOUBLE GLAZING
- GAS CENTRAL HEATING
- COTTAGE GARDEN
- SASH WINDOWS
- SOLID FUEL STOVE
- NO CHAIN

Full Description

**** GRADE II LISTED CHARACTER COTTAGE ** WELL MAINTAINED & TASTEFULLY APPOINTED ** CHARACTER FEATURES ** SOLID FUEL STOVE ** DOUBLE GLAZED ** GAS CENTRAL HEATING ** NO CHAIN**** This superb cottage property is surprisingly spacious and has been refurbished in recent years. Located in the heart of Clayton Village, with amenities within easy reach. Further benefitting from; double glazed sash windows, exposed beams, upgraded electrics, solid fuel stove and a cottage garden to the front. Briefly comprising of: Lounge, Kitchen, Cellar, Two Double Bedrooms & Bathroom. Garden to the front.

LOUNGE

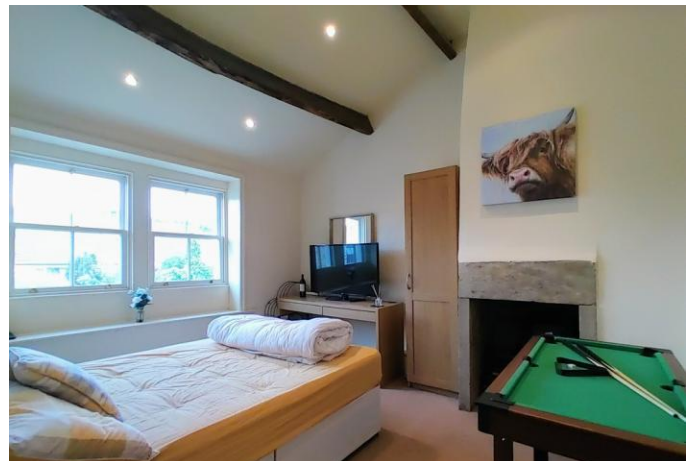
16' 1" x 14' 2" (4.9m x 4.32m)

A spacious reception room with an entrance area with coat hooks and space for shoes. Inglenook fireplace with a recessed solid fuel stove, two double glazed sash windows to the front and a door to the first floor. There are exposed beams, two central heating radiators and an opening to the kitchen.

KITCHEN

13' 1" x 5' 4" (3.99m x 1.63m)

Modern fitted kitchen with a good range of base and wall units, laminated work surfaces and splash-back wall tiling. 1.5 bowl stainless steel sink and drainer with mixer tap and integrated appliances to include; a fridge freezer, electric oven, four ring gas hob and an extractor. Window to the rear elevation, central heating radiator, inset spotlighting to the ceiling and a door to the cellar.



CELLAR

Cellar head area with washing machine plumbing, window to the rear and steps down to a useful cellar space providing additional storage.

FIRST FLOOR

Open spindle balustrade and a spacious landing area with room for a desk/workspace or additional storage.

BEDROOM ONE

12' 3" x 10' 5" (3.73m x 3.18m)

A characterful room with a full height ceiling and inset spotlighting, exposed beams, original stone fireplace and two sash windows to the front elevation. Central heating radiator.

BEDROOM TWO

10' 2" x 7' 9" (3.1m x 2.36m)

Full height ceiling with inset spotlights, exposed beams and a window to the rear elevation. Central heating radiator.

BATHROOM

A modern three piece bathroom suite comprising of; a panelled bath with thermostatic shower over and glass screen, pedestal hand wash basin and a push button WC. Modern stone effect wall tiling, chrome heated towel rail and a sash window to the front elevation. Ceiling spotlights and a useful airing cupboard.

EXTERNAL

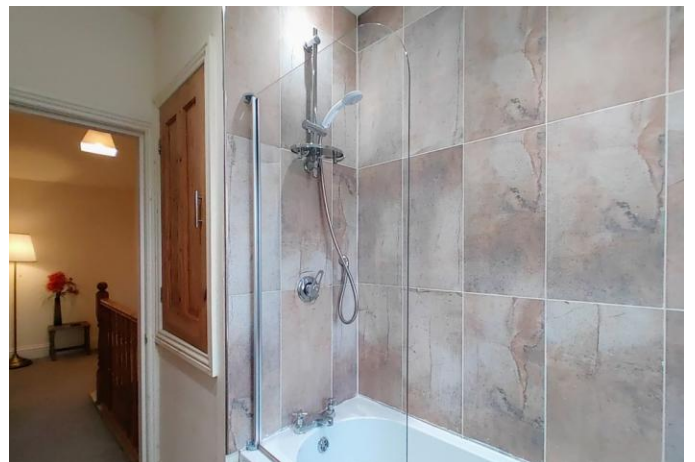
To the front of the property is a flagged garden area providing that all important outdoor space!

PURCHASE DETAILS:

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

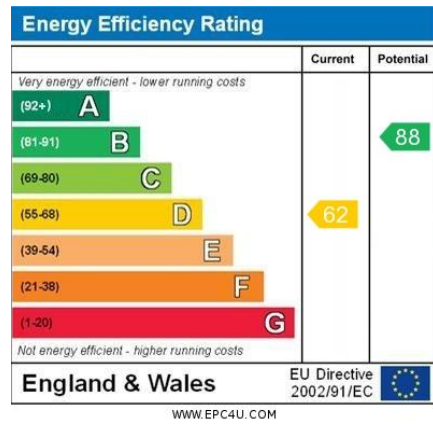
Once you are interested in purchasing this property, ideally call in person or telephone this office to discuss your offer, we would suggest that this is done before contacting a bank, building society or solicitor as any delay could result in the property being sold to someone else and any survey and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