



1 Ramsden Place

Clayton, Bradford, , BD14 6BG

£115,000

Property Features

- SEMI-DETACHED COTTAGE
- TWO BEDROOMS
- GRADE II LISTED
- NEW CARPETS & FLOORING
- CHARACTER FEATURES
- RECENTLY RE-DECORATED
- GAS CENTRAL HEATING
- OFF-ROAD PARKING
- MODERN KITCHEN & BATHROOM
- NO CHAIN

Full Description

**** CHARACTER COTTAGE ** TWO BEDROOMS ** IMMACULATLY PRESENTED ** SOLID FUEL STOVE ** EXPOSED BEAMS ** RE-DECORATED ** NEW CARPETS & FLOORING ** MODERN SASH WINDOWS **** This lovely Grade II listed, cosy cottage in the heart of Clayton village is sure to impress. Recently upgraded and offering ready to move in accommodation. Sold with NO CHAIN and benefitting from gas central heating and being in superb condition throughout. Briefly comprising of: Lounge with Kitchen area, two Bedrooms & Bathroom.

LOUNGE

17' 10" x 14' 5" (5.44m x 4.39m)

A bright and spacious lounge with windows to both the front and side elevations. New oak effect laminate flooring and character features such as exposed beams, inglenook fireplace with cast iron solid fuel stove and modern sash window. Open stairs to the first floor and two central heating radiators.

KITCHEN AREA

Fitted with a range of units and butchers block work surfaces. Integrated electric oven, four ring gas hob and extractor above. Stainless steel sink and drainer, plumbing for a washing machine and the central heating boiler.

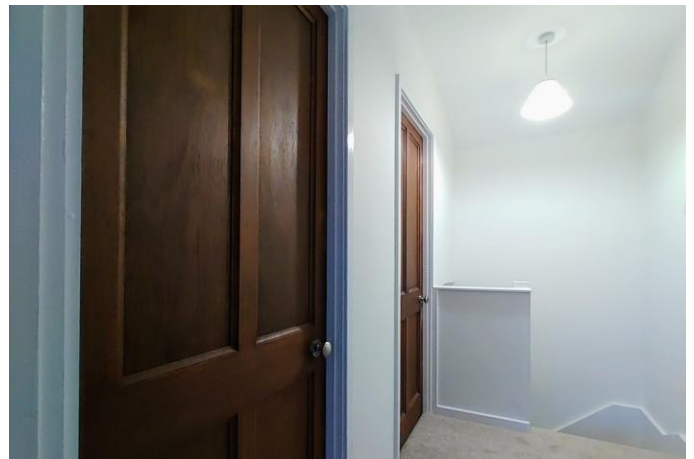
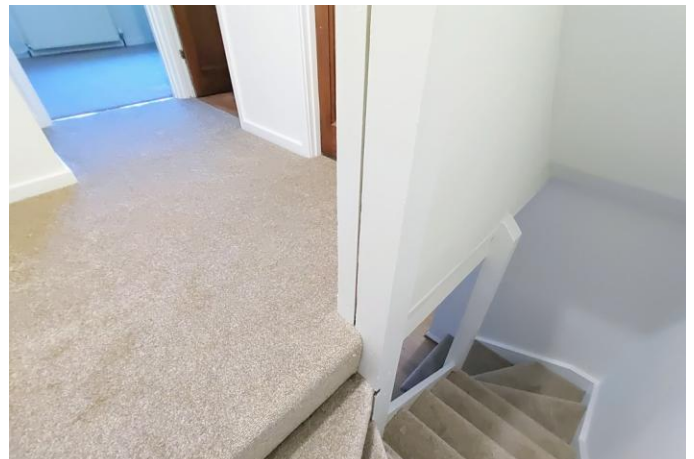
FIRST FLOOR LANDING

Access to the loft space.

BEDROOM ONE

14' 5" x 7' 3" (4.39m x 2.21m)

Windows to the front elevation and a central heating radiator.



BEDROOM TWO

9' 5" x 5' 10" (2.87m x 1.78m)

Window to the side elevation, central heating radiator and a useful storage cupboard.

BATHROOM

A modern white bathroom suite with subway style tiling, comprising of; a panelled bath with electric shower over, pedestal wash basin and a push-button WC. Radiator and a window to the side elevation.

EXTERNAL

Immediately to the front of the property is a pathway frontage with wrought iron railing. Further along Ramsden Place there is a small 'car sized' piece of land belonging to the property. Local shops and bus routes are literally a minutes walk away.

PURCHASE DETAILS:

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

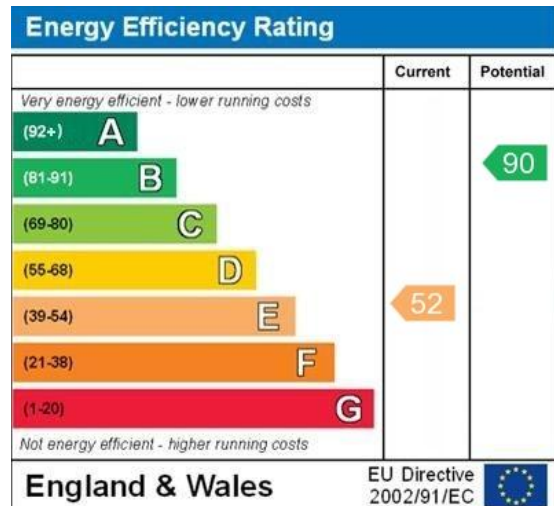
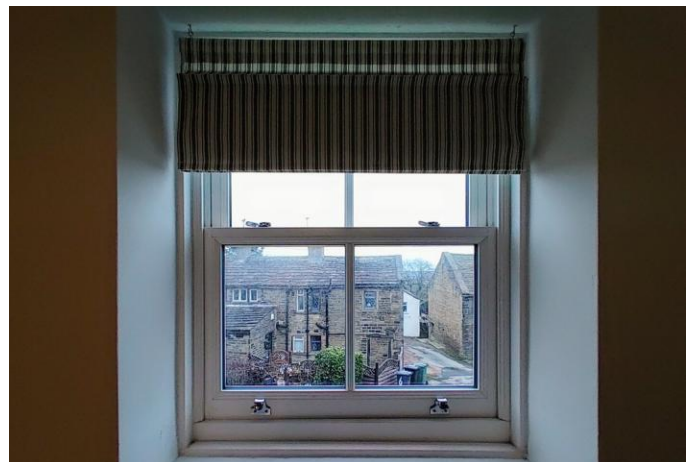
Once you are interested in purchasing this property, ideally call in person or telephone this office to discuss your offer, we would suggest that this is done before contacting a bank, building society or solicitor as any delay could result in the property being sold to someone else and any survey and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





WWW.EPC4U.COM

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