

**60 Baldwin Lane**

Clayton, Bradford, West Yorkshire, BD14 6PQ

**£117,500**



# Property Features

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- CHARACTER PROPERTY
- ONED BEDROOM MID-TERRACE
- THROUGH-BY-LIGHT
- EXPOSED BEAMS
- SOLID FUEL STOVE
- GRADE II LISTED
- GAS CENTRAL HEATING
- GARDEN TO THE FRONT
- WELL PRESENTED
- NO CHAIN

## Full Description

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\*\* CHARACTER GRADE II LISTED COTTAGE IN CLAYTON \*\* ONE BEDROOM \*\* GAS CH \*\* GOOD CONDITION \*\* LARGE BEDROOM & LARGE BATHROOM \*\* SOLID FUEL STOVE \*\* This attractive 'through-by-light' cottage benefits from a garden to the front and has potential to create a second bedroom, as neighbouring properties have done, subject to the required consents. SOLD WITH NO CHAIN. Character features such as sash windows, inglenook fireplace, solid fuel stove exposed beams and a cottage garden with Yorkshire stone path and patio. Briefly comprising of: Entrance Hall, Lounge with Kitchen Area, Cellar head, First Floor - Utility Cupboard with boiler and washing machine plumbing, Bedroom & Bathroom. Garden to front.

### ENTRANCE HALL

A panelled wooden front door leads into a hallway with a tiled floor, coat hooks and stairs off to the first floor. Glazed door to the lounge.

### LOUNGE

16' 0" x 13' 10" (4.88m x 4.22m)

A characterful room with sash windows to the front and rear elevations, exposed ceiling beams and a solid fuel stove set in an Inglenook fireplace. Central heating radiator. Kitchen and dining area.

### KITCHEN AREA

Fitted kitchen area with base and wall units, laminated worksurfaces and splashback wall tiling. Integrated electric oven, halogen hob and extractor above. Further area with a stainless steel sink and drainer, open shelving, window to the rear and space for a fridge-freezer.

### FIRST FLOOR



## LANDING

Landing area with a hatch to the loft space and doors off to the utility, bedroom & bathroom.

## UTILITY/STORE

Housing the central heating boiler and benefitting from washing machine plumbing and a window to the rear elevation.

## BEDROOM

16' 9" x 9' 5" (5.11m x 2.87m)

Benefitting from three windows to the front, the original stone fireplace, central heating radiator and a useful storage cupboard with a clothes hanging rail.

## BATHROOM

11' 7" x 6' 7" (3.53m x 2.01m)

A spacious bathroom that has recently had a new shower installed. Comprising of a pedestal washbasin, WC and a large walk-in shower enclosure with sliding door and a rainfall shower with a further shower attachment. Window to the rear, wooden floor and a central heating radiator.

## EXTERNAL

Pretty cottage garden to the front with stone wall boundary, path and patio. Low maintenance gravel area and well stocked flower beds with mature shrubs and planting. On-road parking to the front.

## GRADE II LISTED

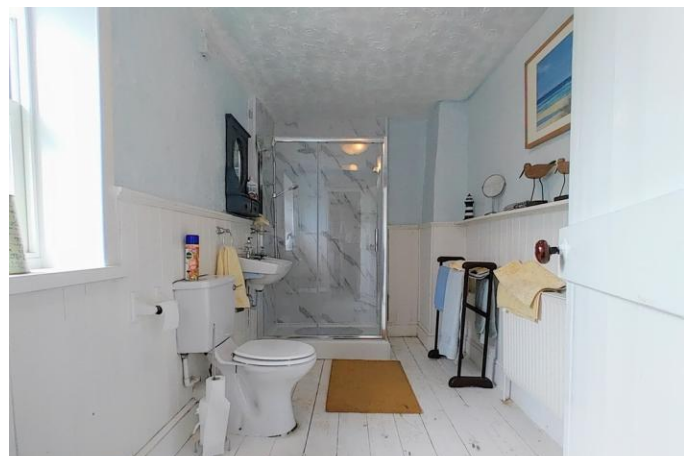
## COUNCIL TAX BAND A

## PURCHASE DETAILS:

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

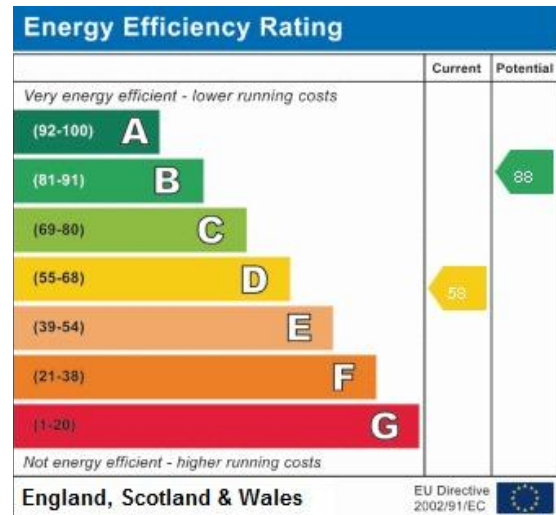
Once you are interested in purchasing this property, ideally call in person or telephone this office to discuss your offer, we would suggest that this is done before contacting a bank, building society or solicitor as any delay could result in the property being sold to someone else and any survey and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

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