



2 Wolseley Street

- TWO BEDROOM END TERRACE
- BACK TO BACK
- VILLAGE LOCATION
- UPVC DOUBLE GLAZING

£105,000
EPC Rating 'TBC'





Property Description

**** TWO BEDROOM END-TERRACE ** BACK-TO-BACK
** WALKING DISTANCE TO SCHOOLS & AMENITIES **
GARDEN TO FRONT ** 16' LOUNGE **** Available with NO CHAIN is this surprisingly spacious, two bedroom property in the heart of Clayton Village. This will make an ideal first-time-buy or landlord investment and is available with no chain. Walking distance to two primary schools, bus routes, and village amenities. Briefly comprising of: Porch, Lounge, Kitchen, Cellar, Two Bedrooms & Bathroom. Garden to the front.

PORCH

Stone built front porch with UPVC doors and windows, tiled floor and a door to the lounge.

LOUNGE

16' 4" x 14' 3" (4.98m x 4.34m) A spacious reception room with a high ceiling, laminate flooring, two central heating radiators and windows to both the front and side elevations. Door to the cellar and a door to the kitchen.



KITCHEN

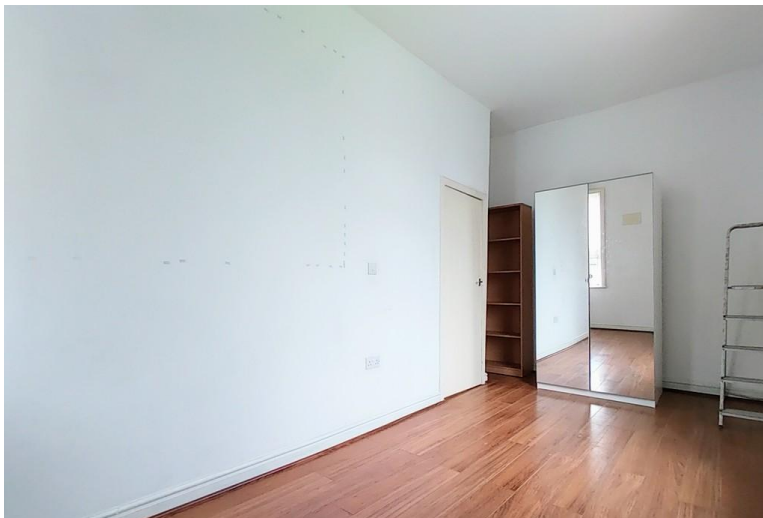
10' 10" x 5' 10" (3.3m x 1.78m) Fitted with base and wall units, laminated working surfaces and a stainless steel sink and drainer. Plumbing for a washing machine and gas cooker point. Tiled floor, window to the front and a central heating radiator. The boiler is also located in the kitchen.

CELLAR

A traditional keeping cellar with the original stone shelving.

FIRST FLOOR

Landing area with loft access hatch and laminate flooring.



BEDROOM ONE

16' 3" x 7' 10" (4.95m x 2.39m) Laminate flooring, central heating radiator and window to both the front and side elevations.

BEDROOM TWO

13' 2" x 7' 5" Max. (4.01m x 2.26m) Window to the front elevation and a central heating radiator.

BATHROOM

10' 3" x 4' 5" (3.12m x 1.35m) A fully tiled bathroom comprising of a panelled bath with shower tap attachment, pedestal washbasin and a push-button WC. Chrome heated towel rail, tiled floor and a window to the front elevation.



EXTERNAL

To the front of the property is an enclosed garden with patio area, flowerbeds and mature shrubs. Stone wall and fence boundary with garden gate.

DIRECTIONS:



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_200%

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