



**333 Clayton Road**

- TWO BEDROOM MID TOWNHOUSE
- GAS CENTRAL HEATING
- UPVC DOUBLE GLAZING
- GARDENS FRONT & REAR

**£120,000**

**EPC Rating '64'**





## Property Description

Whitney's Property Ltd are now in receipt of an offer for the sum of £120,000 for 333 Clayton Road, Bradford, BD7 2SH

Anyone wishing to place an offer on the property should contact Whitney's Property Ltd, 11 Green End, Clayton, Bradford, BD14 6BA prior to exchange of contracts.

**\*\* TWO BEDROOM MID-TOWNHOUSE \*\* GAS CENTRAL HEATING \*\* GARDENS \*\* UPVC DOUBLE GLAZING \*\* FREEHOLD \*\*** This ideal first time buyer property or landlord investment; offers 'ready to move in' accommodation and is located in Clayton, set back from the main road. Situated close to bus routes, retail park and schools. **SOLD AS SEEN** and available with **NO CHAIN**.

### HALL

Stairs to first floor. Central heating radiator.

### LOUNGE

13' 4" x 12' 6" (4.06m x 3.81m) UPVC bay window to front. Gas fire point. Two wall lights.

### DINING KITCHEN

16' 0" x 10' 3" (4.88m x 3.12m) Two UPVC windows.



Wall and base units with laminated work surfaces and splashback. Inset stainless steel sink and drainer. Gas cooker point. Boiler. Laminated floor. Under stairs store. Door to garden.

#### LANDING AREA

Doors to bedrooms and bathroom. Access to loft via loft hatch.

#### BEDROOM ONE

16' 0" x 10' 7" (4.88m x 3.23m) Two UPVC windows to front. Three double fitted wardrobes and dresser. Two central heating radiators.

#### BEDROOM TWO

10' 6" x 10' 3" (3.2m x 3.12m) UPVC window. Central heating radiator.

#### BATHROOM

Three piece suite comprising of bath with shower tap, hand wash basin and wc. Chrome heated towel rail. Extractor. UPVC window.

#### EXTERIOR

Open plan garden area to front with lawn with hedging and foot path to main road. To the rear there is a paved patio area and lawn.

#### PLEASE NOTE

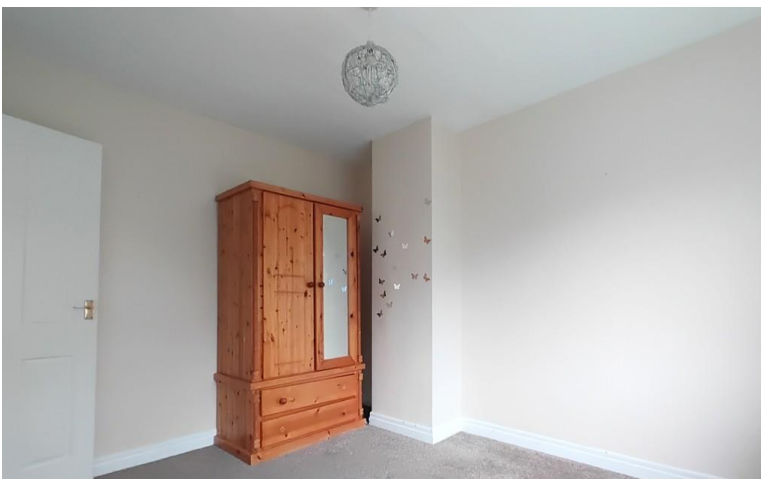
ALL SERVICES / APPLIANCES HAVE NOT AND WILL NOT BE TESTED.



#### 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.

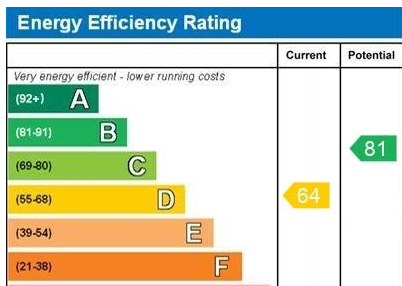


**VALUATION:** If you are thinking of selling your home, why not contact one of our offices now for a FREE VALUATION strictly without any obligation. Contact us on Bradford (01274) 880019.

**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.





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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