



## **21 Clayton Lane**

Clayton, Bradford, BD14 6PA

**£89,950**

# Property Features

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- TWO BEDROOM SEMI DETACHED
- THROUGH-BY-LIGHT
- GAS CENTRAL HEATING
- UPVC DOUBLE GLAZING
- GARDEN TO THE FRONT
- OPEN VIEWS
- POPULAR LOCATION
- CLOSE TO AMENITIES
- UPDATING REQUIRED
- EARLY VIEWING ADVISED

## Full Description

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**\*\* TWO BEDROOM SEMI DETACHED \*\* GAS CENTRAL HEATING & UPVC DOUBLE GLAZING \*\* GARDEN TO THE FRONT \*\* DISTANT VIEWS \*\*** This through-by-light semi detached in Clayton village does require updating but offers great potential and enjoys a good location and a garden with views right across Bradford. CHAIN FREE and briefly comprising of: Entrance Hall, Lounge with open-plan Kitchen, Cellar, two Bedrooms & Bathroom. Garden to the front and on-road parking to the side.

Internal photos to follow.

### ENTRANCE HALL

A UPVC front door leads into the hallway with stairs off to the first floor and a door to the lounge.

### LOUNGE

16' 4" x 16' 1" (4.98m x 4.9m)

Windows to both the front and side elevations, fireplace with an electric fire and two central heating radiators.

### KITCHEN AREA

Fitted base and wall units, laminated working surfaces and tiled splashbacks. Integrated electric oven, halogen hob, composite sink and drainer with mixer tap and plumbing for a washing machine. Door to the cellar space.

### CELLAR

A small keeping cellar providing additional storage and the central heating boiler.

### FIRST FLOOR

Landing area with access to both bedrooms and the bathroom.

#### BEDROOM ONE

10' 3" x 10' 1" (3.12m x 3.07m)

Window to the front elevation and a central heating radiator.

#### BEDROOM TWO

7' 8" x 5' 7" (2.34m x 1.7m)

Roof window and a central heating radiator.

#### BATHROOM

White bathroom suite comprising of a panelled bath with electric shower over, pedestal washbasin and WC. Window to the front elevation.

#### EXTERNAL

To the front of the property is an enclosed, paved garden with side entrance gate.

#### PLEASE NOTE

Although the property address is Clayton Lane, the house isn't accessible from Clayton Lane. Turn on Westfield Terrace (off Clayton Lane) and then turn immediate right and the property can be found at the end of the road on the right.

#### COUNCIL TAX BAND A

#### FREEHOLD

#### **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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