



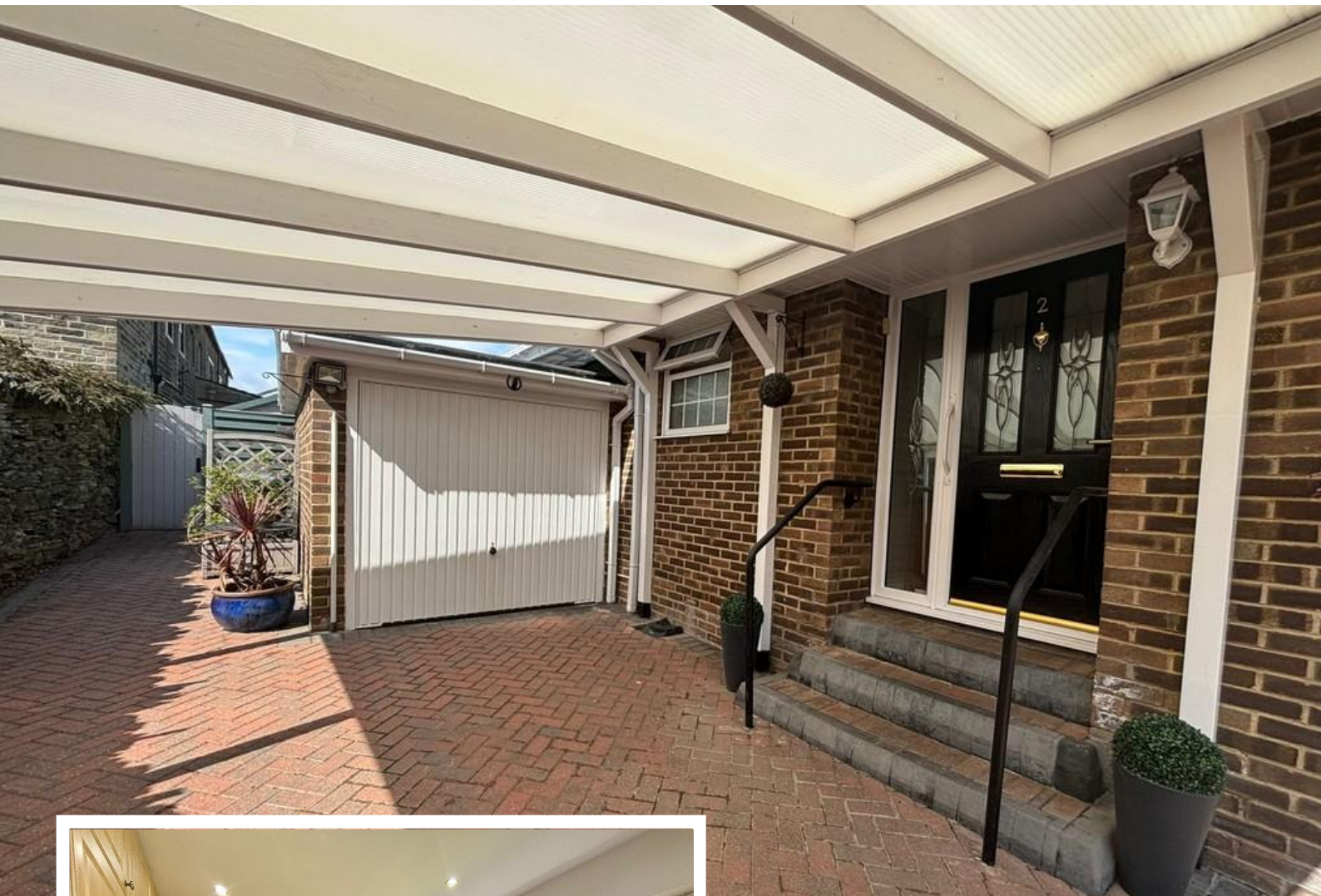
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2 Brook Lane

- TWO BEDROOM BUNGALOW
- SPACIOUS GARDEN
- CONSERVATORY
- CLOSE TO CENTRE OF CLAYTON VILLAGE

Offers In Region Of £299,999
EPC Rating '67'





Property Description

A FEEL FOR 2 BROOK LANE

Set within the peaceful and highly sought-after area of Clayton, this beautifully presented two-bedroom detached bungalow offers a wonderful balance of comfort, style, and low-maintenance living. From the moment you arrive, the property impresses with its attractive frontage, manicured garden, and ample off-road parking leading to a private garage.

Inside, the home is thoughtfully laid out to maximise space and natural light. A welcoming entrance leads into a spacious open-plan living and dining area, ideal for both everyday living and entertaining. The modern kitchen is well-proportioned, offering plenty of workspace and storage, making it both practical and inviting.

The bungalow features two well-sized bedrooms, perfect for restful retreats or flexible use as a guest room or home office. A well-appointed bathroom completes the interior, finished to a high standard throughout.

To the rear, the private garden provides a peaceful outdoor haven, ideal for relaxing, gardening, or





enjoying warmer days with minimal upkeep required. With its quiet residential setting, single-level convenience, and close proximity to local amenities and transport links, this home is perfectly suited to downsizers, retirees, or anyone seeking a relaxed lifestyle in a desirable location.

With Brontë Way just steps from your door, the whole family can enjoy safe, scenic walks together-whatever the season.

HALLWAY

9' 00" x 13' 07" (2.74m x 4.14m) As you walk through the front door you enter the neutrally decorated hallway which allows access to the kitchen, living room, bedrooms, bathroom, two storage cupboards and loft.

LIVING ROOM

19' 03" x 12' 04" (5.87m x 3.76m) With plenty of natural light coming through the two front facing windows the lounge offers a cosy and spacious space to relax and unwind after a long day. The room has been neutrally decorated with neutral carpets throughout making this a space you could tweak to your style with ease and is spacious enough to accommodate a range of furniture styles. This room also comprises of a gas fire with marble surround.

KITCHEN

11' 09" x 8' 09" (3.58m x 2.67m) A great space fitted with a range of modern wall and base units and worktops. With fully tiled flooring and part tiled walls, this kitchen also comprises of integrated appliances, a central heating radiator and window to the side, this is an ideal family space.

BEDROOM ONE

10' 00" x 14' 02" (3.05m x 4.32m) A fantastic size bedroom that has been neutrally decorated with neutral carpets, this room also comprises of a window to the rear, with views through to the conservatory and the garden. This room also has a central heating radiator.

BEDROOM TWO

10' 07" x 8' 10" (3.23m x 2.69m) Double room with French doors leading to the conservatory offering ample amounts of natural light. This room also comprises of neutral decor and carpets and a central heating radiator.

BATHROOM

8' 00" x 5' 05" (2.44m x 1.65m) The bathroom is modern and beautifully designed with fully tiled walls and a three piece suite comprising of a shower, WC and hand wash basin. The room is light and airy with a window to the side and a heated towel rail.





CONSERVATORY

16' 10" x 8' 11" (5.13m x 2.72m) The conservatory is great for hosting parties or entertaining family. It will comfortably accommodate a variety of furniture options making this a fantastic additional room. You have access via the double French doors leading onto the garden.

EXTERIOR

This home boasts magnificent outside space. There is ample space for parking which is great for a family and visitors. This showstopper garden makes this home perfect for anyone who likes to be outside, enjoys wildlife or is green fingered! With well maintained gardens to the front, sides and rear.



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.

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CONVEYANCING: *Buying or selling a property? Need a fast, professional property lawyer to help you with your sale or purchase? Or both?*

Elliott James Legal Ltd are a trusted and respected law firm, specialising in all aspects of residential conveyancing and property matters. With local offices and more, why not benefit from our in-house relationship and ask us to introduce you to their friendly and supportive team of legal experts. **Get your no-obligation quote today!**

BUYERS CLUB: The sales market can be extremely competitive and fast-moving, but we can give buyers who join the Buyers Club exclusive access to Pre-Market Listings. Seize the opportunity and be the first to view our up and coming properties.

Members of the Buyers Club stay ahead of the competitive market by viewing homes before they reach the open market.

RENT-A-HOUSE: Thinking of renting your HOUSE? FLAT? Contact (01274) 880019 for further details.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		