



69 Clayton Lane, Clayton, Bradford, BD14 6PD
Offers In The Region Of £99,950

WalkerSingleton
Chartered Surveyors

69 Clayton Lane, Clayton, Bradford, BD14 6PD

A fantastic opportunity to acquire this two bedroom stone built end terrace property which has been well presented by our current owners and would particularly suit the first time buyer. Boasting a generous conservatory to the rear creating the second reception room, this property benefits from a wonderful garden to the rear featuring a raised decking area which creates a perfect area for seating. Being a perfect starter home by offering deceptively spacious accommodation with an authentic twist, this home is ideally located in the popular village of Clayton which is served by a wide range of local amenities and provides access to Bradford centre. The accommodation briefly comprises of an entrance hall, kitchen, lounge, conservatory, two bedrooms and house bathroom.

Kitchen

16'6" x 5'1" (5.05m x 1.55m)

Having a range of white wall, drawer and base units with cream roll top work surfaces, green tiled splash backs and an inset stainless steel sink. Integral appliances include an electric oven, four ring gas hob and plumbing for a washing machine. With a central heating radiator, wood effect vinyl flooring and two uPVC double glazed windows and a door to the front. Enjoying an exposed brick wall and window surround and providing access to the cellar.

Lounge

10'7" x 16'9" (max) (3.23m x 5.12m (max))

The main focal point of the room is the gas coal effect fireplace creating a warm and cosy feel. With an open staircase having a timber bannister with spindle infills, double French doors opening to the conservatory, timber door leading to the garden, central heating radiator and beige carpeted floor coverings. With a useful storage cupboard.

Conservatory

11'3" (max) x 10'1" (max) (3.43m (max) x 3.08m (max))

Fitted with uPVC double glazed windows and having a door leading to the garden and beige carpeted floor coverings.

Landing

Providing access to the loft via ceiling hatch.

Master Bedroom

9'4" x 10'6" (max) (2.86m x 3.22m (max))

Having a uPVC double glazed window to the rear elevation, central heating radiator and grey carpeted floor coverings.

Bedroom Two

6'11" (max) x 9'4" (max) (2.12m (max) x 2.85m (max))

With a uPVC double glazed window to the front elevation, central heating radiator and grey carpeted floor coverings.

Bathroom

A three piece suite comprising of a low flush WC, pedestal wash hand basin and timber panelled bath with overlying shower attachment. With white tiled splash backs and timber panelled walls, tile effect vinyl flooring, a uPVC double glazed window to the front elevation, central heating radiator and useful storage cupboard housing the central heating boiler.

Cellar

A keeping cellar with electricity and housing the electric meter and fuse box.

External

To the rear there is a well proportioned garden which is mainly laid to lawn with a raised decking area to the back.

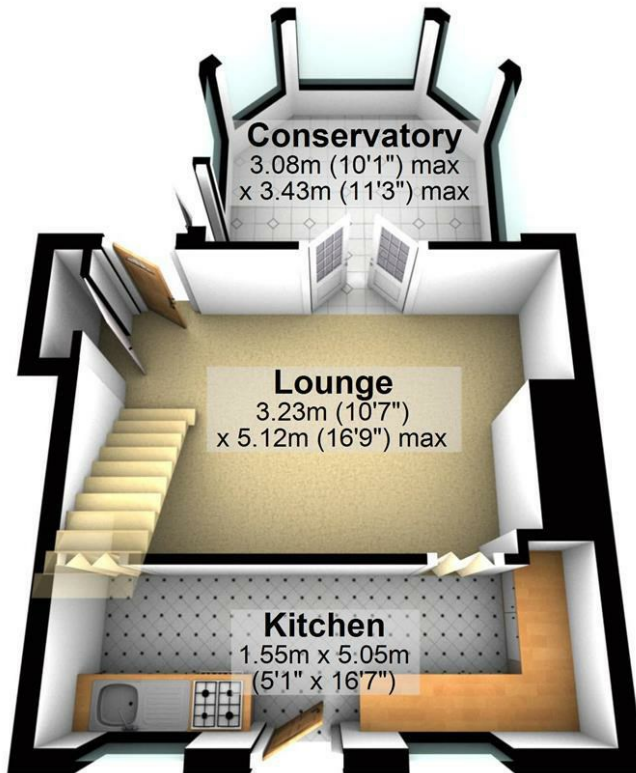
Disclaimer

Please Note: None of the services or fittings and equipment has been tested and no warranties of any kind can be

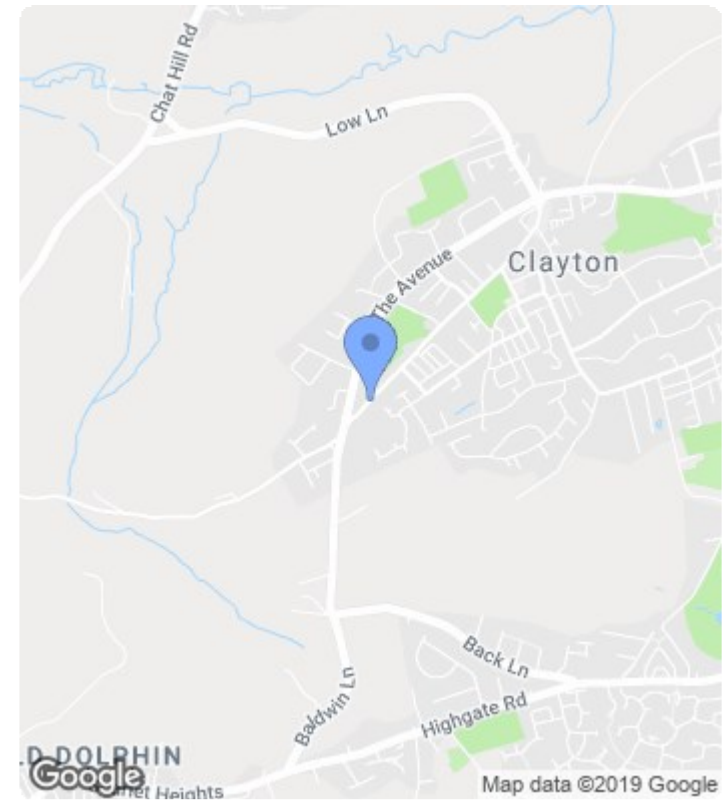
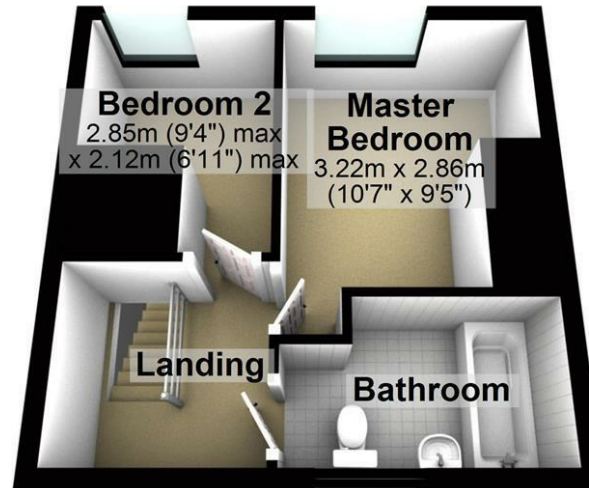
given; accordingly, prospective purchasers should bear this in mind when formulating their offers. There is no building regulation certification for the conservatory. The Seller does not include in the sale any carpets, light fittings, floor covering, curtains, blinds furnishings, electrical/gas appliances (whether connected or not) unless expressly mentioned in these particulars as forming part of the sale.



Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC

BRADFORD

Granby Barn, 90 High Street, Queensbury, Bradford, BD13 2PD

01274 452045

HALIFAX

Property House, Lister Lane, Halifax, HX1 5AS

01422 430043

HUDDERSFIELD

Oak House, New North Road, Huddersfield, HD1 5LG

01484 477606

Walker Singleton is the trading name of Walker Singleton (Residential) Limited. Walker Singleton (Residential) Limited for themselves, for any joint agents and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Walker Singleton (Residential) Limited, has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all rentals and prices are quoted exclusive of VAT.



