



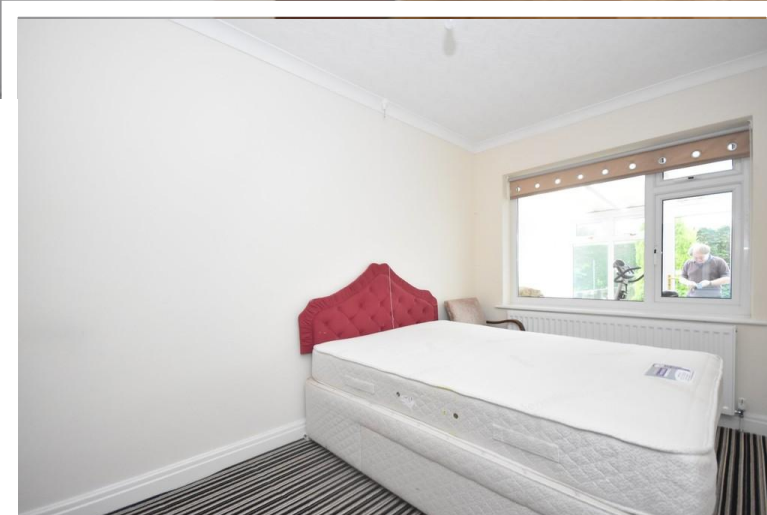
Brook Lane, Clayton BD14 6PH

- TWO BEDROOM SEMI DETACHED
- TRUE BUNGALOW
- SOUGHT AFTER LOCATION
- AMPLE OFF-ROAD PARKING
- SINGLE DETACHED GARAGE
- MODERN FITTED KITCHEN
- ENCLOSED REAR GARDEN
- CONSERVATORY

£155,000

EPC Rating '67'





Property Description

Situated in a sought after position this **TWO BEDROOM SEMI DETACHED BUNGALOW** benefiting from a **MODERN KITCHEN, CONSERVATORY, ENCLOSED REAR GARDEN, AMPLE PARKING, SINGLE GARAGE, GAS CENTRAL HEATING** and **UPVC DOUBLE GLAZING**. Viewing is recommended to appreciate the position. Briefly comprising of: Entrance vestibule with storage, Lounge, Dining room, Kitchen, Two bedrooms, Bathroom, gardens front and rear, long drive/parking, Single garage.

ENTRANCE VESTIBULE Solid wood flooring and central heating radiator. A storage cupboard housing the central heating boiler.

LOUNGE 15' 7" x 11' 6" (4.75m x 3.51m) TV and telephone point, feature wood fire surround with a marble inlay and plinth, living flame gas fire, central heating radiator and a window to the front elevation. Open plan archway through to a dining kitchen.



DINING KITCHEN 19' 1" x 6' 5" (5.82m x 1.96m)
Modern range of fitted base and wall units in cream with wood effect work surfaces, stainless steel sink and drainer with mixer tap, fitted double oven, four ring halogen hob and chimney style extractor all matching in brushed stainless steel. Integrated appliances to include fridge freezer, automatic washing machine and dishwasher, tiled floor to the kitchen area, solid wood flooring to the dining area. Central heating radiator and two windows to the side elevation.

INNER HALL With access to the loft.



BEDROOM ONE 13' 5" x 7' 11" (4.09m x 2.41m)
Central heating radiator and a window to the rear elevation.

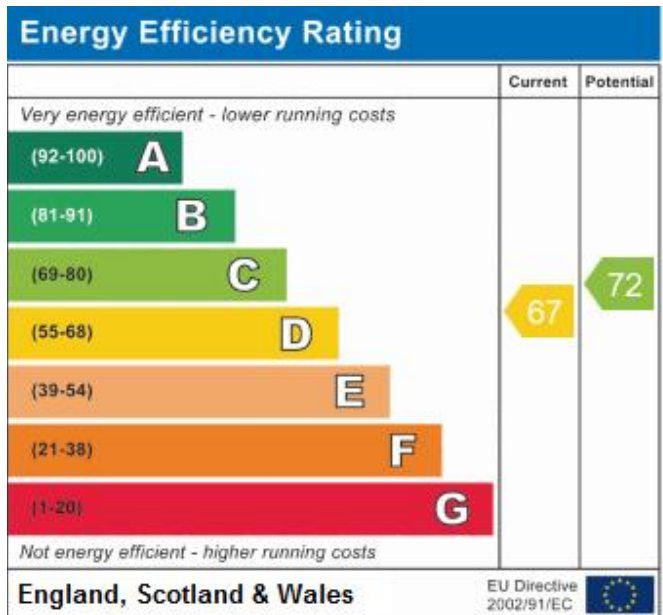
BEDROOM TWO 8' 5" x 8' 6" (2.57m x 2.59m) Central heating radiator and a window to the rear elevation. Door to Conservatory.

BATHROOM 6' 10" x 5' 11" (2.08m x 1.8m) Corner shower cubicle with sliding glass doors, pedestal wash basin, low flush W/C, white central heated towel rail, fully tiled walls and a window to the side elevation.

CONSERVATORY 8' 8" x 6' 6" (2.64m x 1.98m) Tiled floor, central heating radiator and exterior door to an enclosed rear garden.



EXTERIOR Front garden with lawn and flower borders, mature shrubs, drive to the side leading to a precast concrete garage. Enclosed rear garden, paved patio area, lawn and mature hedge and fenced boundaries.



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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