



**Whitney's**  
ESTATE AGENTS LTD  
Established 1947



## **18 Holts Lane**

Clayton, Bradford, West Yorkshire, BD14 6BL

**Offers In Region Of  
£97,000**

# Property Features

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- GREATLY REDUCED
- THROUGH BY LIGHT COTTAGE
- GRADE II LISTED
- IDEAL FOR FIRST TIME BUYER OR INVESTOR
- VACANT POSSESSION
- POPULAR LOCATION
- OPEN PLAN LOUNGE AND MODERN KITCHEN AREA
- TWO BEDROOMS. BATHROOM
- SUDG WINDOWS
- OPEN OUTLOOK TO REAR

## Full Description

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**\*\*VACANT POSSESSION\*\***GREATLY REDUCED TO PROMOTE A QUICK SALE\*\* Ideal for the First Time Buyer or Investor is this Grade II Listed Through by Light Character Cottage situated in a popular area of Clayton with Superb Views from the rear. The property briefly comprises of Open Plan Lounge and Modern Kitchen Area, Two Bedrooms and Three Piece Bathroom. SUDG Windows.

### ENTRANCE

Via stable door to lounge.

### OPEN PLAN LOUNGE & KITCHEN AREA

17' 0" x 13' 5" (5.18m x 4.09m)

Lounge comprises of SUDG window. Open fireplace to chimney breast with inset gas stove. Open timber balustrade to stairs to first floor. Exposed beams. Kitchen Area with modern wall and base units with complementary work surfaces. Inset stainless steel sink. Inset spot lighting to ceiling. Plumbing for washer. SUDG window.

### LANDING

Doors to bedrooms and bathroom.

### BEDROOM

10' 7" x 8' 7" (3.23m x 2.62m)

SUDG windows.

### BEDROOM

7' 4" x 5' 3" (2.24m x 1.6m)

SUDG window.

### BATHROOM

7' 4" x 5' 3" (2.24m x 1.6m)

SUDG window. White three piece suite comprising of bath with shower tap, hand wash basin and wc.



## PROPERTY DIRECTIONS:

Leave the clayton office and turn right, take your second exit at the roundabout into Town End. Continue along this road and Holts Lane is third on your left.

## PURCHASE DETAILS:

*Please note that the services & appliances have not been tested & the property is sold on that basis.*

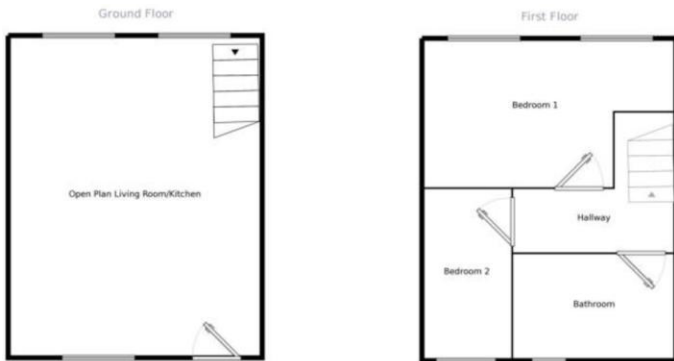
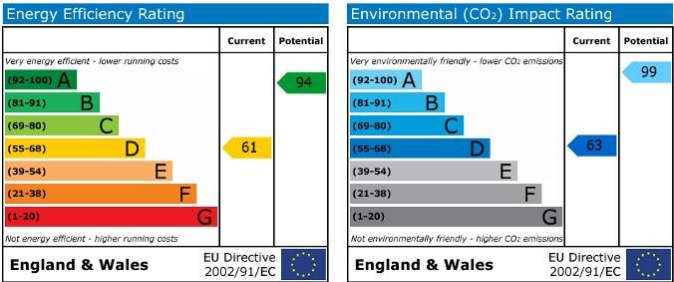
Once you are interested in purchasing this property, ideally call in person or telephone this office to discuss your offer, we would suggest that this is done before contacting a bank, building society or solicitor as any delay could result in the property being sold to someone else and any survey and 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.





Measurements are approximate. Not to scale. For illustrative purposes only.

11 Green End  
Clayton  
Bradford  
West Yorkshire  
BD14 6BA

[www.whitneys.co.uk](http://www.whitneys.co.uk)  
[sales@whitneys.uk.com](mailto:sales@whitneys.uk.com)  
01274880019

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