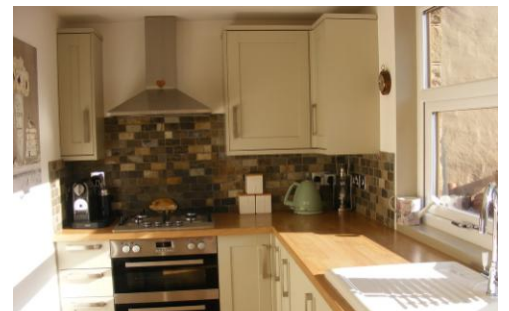




Whitney's
ESTATE AGENTS LTD
Established 1947



9 Malt Kiln

Clayton, Bradford, West Yorkshire, BD14 6QP

**Offers In Region Of
£100,000**

Property Features

- CHARACTER COTTAGE
- IDYLIC LOCATION
- CLOSE TO CENTRE OF VILLAGE
- MODERN FITTED KITCHEN
- LOUNGE
- ONE BEDROOM
- THREE PIECE BATHROOM
- UPVC WINDOWS
- PAVED AND SLATE TERRACE GARDEN
- VIEWING RECOMMENDED

Full Description

VIEWING RECOMMENDED on this Grade II listed Character Cottage situate in a idyllic location close to the centre of Clayton Village and all it has to offer. The property briefly comprises of Modern fitted kitchen, Lounge with exposed beams, Bedroom and Three Piece Bathroom. UPVC Windows. Ornate Paved and Slate Terraced Garden.

ENTRANCE

Via composite door to kitchen.

KITCHEN

13' 6" x 6' 8" (4.11m x 2.03m)

UPVC window. Modern fitted wall and base units with complementary work surfaces and tiling. Inset sink with mixer tap. Inset stainless double oven and hob with stainless steel extractor canopy above. Laminate floor. Inset spot lighting to ceiling. Farmhouse door through to the lounge.

LOUNGE

13' 8" x 13' 4" (4.17m x 4.06m)

UPVC windows. Opening to chimney breast housing a living flame gas fire. Exposed beams. Open stairs to first floor.

BEDROOM

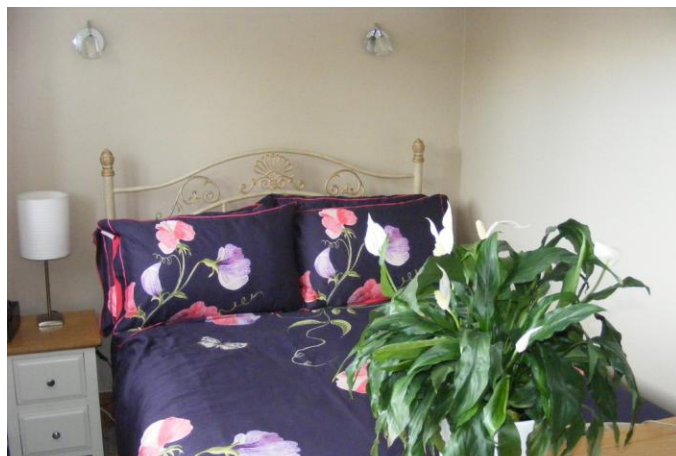
16' 2" x 12' 3" (4.93m x 3.73m)

"L" shaped bedroom. Open area with archway through to the bedroom and door through to the bathroom. UPVC windows. Built in wardrobes.

BATHROOM

8' 5" x 5' 9" (2.57m x 1.75m)

UPVC window. White three piece suite comprising of corner bath with shower tap, hand wash basin and wc. Airing cupboard with farmhouse doors.



EXTERIOR

Ornate paved and slate terraced garden to front.

PROPERTY DIRECTIONS:

Leave the clayton office and turn left continue along this road bearing right into Clayton Lane. Take your next left into Park Lane and first right into Parkside, Malt Kiln is first on your left after the Vets.

PURCHASE DETAILS:

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

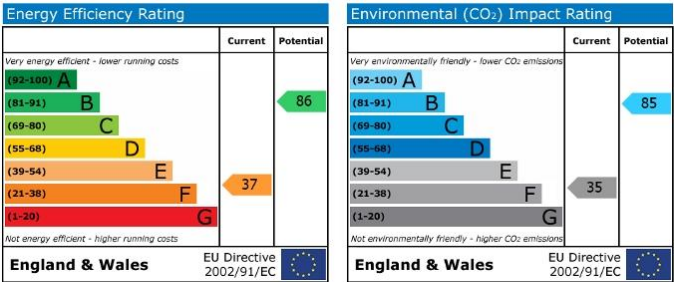
Once you are interested in purchasing this property, ideally call in person or telephone this office to discuss your offer, we would suggest that this is done before contacting a bank, building society or solicitor as any delay could result in the property being sold to someone else and any survey and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