



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



## **31 Green End**

Clayton, Bradford, West Yorkshire, BD14 6BA

**Offers In Region Of  
£82,500**



# Property Features

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- VIEWING RECOMMENDED
- IDEAL FOR FIRST TIME/INVESTOR
- GRADE II LISTED
- THROUGH TERRACE COTTAGE
- OPEN PLAN LOUNGE & KITCHEN
- TWO BEDROOMS
- WHITE THREE PIECE BATHROOM
- UPVC WINDOWS. CCTV
- CENTRAL HEATING
- PAVED PATIO

## Full Description

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VIEWING RECOMMENDED on this WELL PRESENTED Stone Built, Grade II Listed Through, Terrace Cottage situated close to all amenities Ideal for first Time Buyers or Investor. The property briefly comprises of Open Plan Lounge and Kitchen Area, Two Bedrooms and Modern White Three Piece Bathroom. UPVC Windows. Central Heating. CCTV. Enclosed Paved Patio to rear.

### ENTRANCE

Via new composite door to open plan lounge and kitchen area.

### OPEN PLAN LOUNGE & KITCHEN AREA

16' 5" x 12' 8" (5m x 3.86m)

UPVC windows to front and rear. Feature fire surround with marble hearth and back. Two central heating radiators. Exposed beams. Open stairs to first floor with timber balustrade. Kitchen area with modern wall and base units with complementary work surfaces and tiling. Integrated stainless steel oven and hob with extractor hood above. Opening through to a kitchen/utility room.

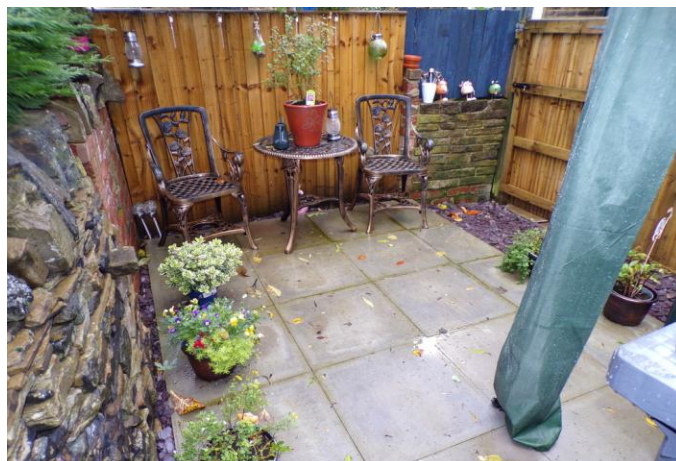
### KITCHEN/UTILITY ROOM

5' 7" x 4' 7" (1.7m x 1.4m)

UPVC window. Base units with complementary work surfaces and tiling. Inset stainless steel sink with mixer tap. Plumbing for washer. Central heating radiator. Plumbing for washer. UPVC door to rear garden.

### LANDING

UPVC window. Central heating radiator. Doors to bedrooms and bathroom.



#### BEDROOM

10' 8" x 9' 5" (3.25m x 2.87m)

UPVC window. Central heating radiator.

#### BEDROOM TWO

11' 0" x 6' 9" (3.35m x 2.06m)

UPVC window. Central heating radiator.

#### BATHROOM

5' 8" x 5' 5" (1.73m x 1.65m)

UPVC window. Fully tiled bathroom with modern white three piece suite comprising of bath, hand wash basin and wc.

#### EXTERIOR

Enclosed paved patio style garden to rear.

#### ENTERGY RATING D

### PROPERTY DIRECTIONS:

Leave the clayton office and turn left and number 31 can be found on your left displaying the Whitney's for sale board.

### PURCHASE DETAILS:

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

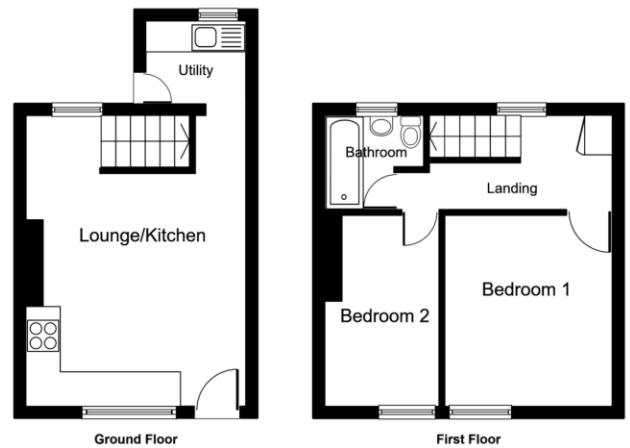
Once you are interested in purchasing this property, ideally call in person or telephone this office to discuss your offer, we would suggest that this is done before contacting a bank, building society or solicitor as any delay could result in the property being sold to someone else and any survey and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

Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	88
(81-91) B	
(69-80) C	
(55-68) D	58
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	



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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