



## The Old Village School, Clayton

£200,000

**\*\* RARE TO THE MARKET \*\* TWO BEDROOMS +STUDY \*\* DECEPTIVELY SPACIOUS \*\* MODERN KITCHEN & BATHROOM \*\* GARDENS \*\* DRIVEWAY \*\* ORIGINAL FEATURES \*\***

A MAGNIFICENT, GRADE II LISTED property being one of only 8 within a SCHOOL HOUSE CONVERSION situated in the HEART OF CLAYTON VILLAGE. The DECEPTIVELY SPACIOUS TWO BEDROOM property would make an excellent purchase for a number of buyers and offers accommodation over THREE FLOORS. Boasting many original features and within walking distance of Clayton Village which benefits from amenities, shops and local schools. To the outside there are GARDENS to the front and side with a DRIVEWAY providing off street parking.





A magnificent, Grade II listed property being one of only 8 within a school house conversion situated in the heart of Clayton village. The deceptively spacious two bedroom property would make an excellent purchase for a number of buyers and offers accommodation over three floors. Boasting many original features and within walking distance of Clayton Village which benefits from amenities, shops and local schools. To the outside there are gardens to the front and side with a driveway providing off street parking.

### Hallway

With gas central heating radiator, double glazed window.

### Cellar

Useful Storage with Power & Light.

### Cloakroom

Modern two piece suite comprising: low flush wc, pedestal basin with vanity unit, gas central heating radiator and spotlights.

### Dining Kitchen

12'7" x 11'3" (3.84m x 3.43m )

Modern fitted wall and base units, complementary work surfaces, stainless steel sink unit, integrated fridge, integrated dishwasher, plumbing for automatic washing machine, oven, hob and extractor

### First floor

#### Lounge

17'11" x 13'1" (5.46m x 3.99m )

With living flame gas fire with cast iron surround, stone fireplace , gas central heating radiator and feature double glazed windows.

#### Galleried dining room

15'2" x 9'3" (4.62m x 2.82m )

With featured double glazed window and gas central heating radiator and under stairs storage.

#### Study/occasional room

6'9" x 5'10" (2.06m x 1.78m )

With gas central heating radiator.

### Second floor landing

#### Bedroom One

18' x 11'11" (5.49m x 3.63m )

Fitted wardrobes, dresser and drawers, three Velux windows, feature double glazed window and ceiling beam, gas central heating radiator.





### Ensuite

Modern three piece suite comprising: shower cubicle, low flush wc, pedestal basin, tiled walls and extractor fan, gas central heating radiator.

### Bedroom Two

10'1" x 8'8" (3.07m x 2.64m )

Fitted wardrobes with overhead cupboards and fitted drawers, gas central heating radiator and featured double glazed window.

### Bathroom

Modern free standing roll-top bath with shower attachment, low flush wc, pedestal basin, tiled walls, gas central heating radiator and extractor fan.

### Exterior

To the outside there is a block paved driveway providing off street parking for two vehicles. There are well stocked gardens to the front with a low maintenance seating area and a paved patio area to the side.

### DISCLAIMER

Please note - this video tour is for illustrative purposes only and we strongly recommend a viewing of any property before committing to a purchase and incurring costs."



# The Old Village School, BD14

Approximate Gross Internal Area = 125.7 sq m / 1353 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID713560)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>82</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>63</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

## Consumer Protection

We are providing these details in good faith, to the best of our ability, in obtaining as much information as is necessary for our buyers/tenants, to make a decision whether or not they wish to proceed in obtaining this property under the consumer protection regulations. We are covered and members of The Property Ombudsman

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