



## Cranbrook Street, Clayton, Offers In The Region Of £115,000

\* END TERRACE \* TWO BEDROOMS \* POPULAR LOCATION \* EXTENDED \* 20FT LOUNGE \*  
\* CLOSE TO AMENITIES \* PATIO GARDEN \*

Situated in the heart of Clayton Village is this two bedroom end terrace property.

Well presented throughout to offer ready to move into accommodation and of appeal to a number of buyers.

The deceptively spacious property has been extended to the front and benefits from a 20ft lounge and entrance porch. The accommodation briefly comprises entrance porch, lounge, kitchen and cellar. There are two first floor bedrooms and a house bathroom.

To the outside there is a patio garden to the front.

**VIEWING ESSENTIAL TO APPRECIATE THE PROPERTY.**



## Entrance Porch

## Lounge

20'6" x 12'11" (6.25m x 3.94m)

With electric fire, two radiators, double glazed window and bay window.

## Kitchen

12'2" x 6'1" (3.71m x 1.85m)

With fitted wall and base units incorporating stainless steel sink unit, tiled splashback, cooker, plumbing for auto washer, double glazed window and radiator.

## Cellar

Useful storage cellar.

## First Floor Landing

With double glazed window.

## Bedroom One

15'3" x 11' (4.65m x 3.35m)

With radiator and double glazed window.

## Bedroom Two

9'11" x 4'11" (3.02m x 1.50m)

With radiator and double glazed window.

## Bathroom

Three piece suite comprising panelled bath, low suite wc, pedestal wash basin, radiator, double glazed window, part tiled walls.

## Exterior

To the outside there is a patio garden to the outside.

## Directions

From our office on Queensbury High Street head east on High St/A647 towards Gothic St, continue to follow A647 for 0.7 miles, turn left onto Baldwin Ln, after 0.7 miles at the roundabout take the second exit onto Clayton Ln, turn right onto Westfield Terrace, turn left onto Cranbrook St and the property will shortly be seen displayed via our For Sale board.

## TENURE

FREEHOLD

## COUNCIL TAX BAND

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## 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.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
	86		
	60		
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	

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