



Cobden Street, Clayton,

£145,000

*** ATTENTION FTBs/YOUNG COUPLES/FAMILIES!! ***

* TERRACE * THREE BEDROOMS * MODERN KITCHEN * OVER THREE FLOORS *

* LOW MAINTENANCE GARDEN * CLOSE TO AMENITIES *

This three bedroom terrace property is ideally located in heart of Clayton Village which boasts amenities, shops and schools.

The well presented home benefits from a modern fitted kitchen, recently fitted boiler and sash DG windows.

Having accommodation over three floors briefly comprising entrance porch, lounge, dining kitchen, cellar, first floor bedroom and a house bathroom. There are two further attic bedrooms to the second floor.

To the outside there is a enclosed low maintenance garden to the front of the property.

VIEWING ESSENTIAL!!



Entrance Porch

Lounge

14'5" x 13'7" (4.39m x 4.14m)

With a living flame gas fire in fireplace surround, radiator and double glazed sash window.

Dining Kitchen

17'7" x 7'7" (5.36m x 2.31m)

Modern fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, tiled splashback, oven, hob, plumbing for auto washer, plumbing for dishwasher, double glazed sash window, radiator.

Cellar

Useful storage.

First Floor

Bedroom One

13'3" x 14'8" (4.04m x 4.47m)

With radiator and double glazed sash window.

Bathroom

Modern four piece suite comprising shower cubicle, panelled bath, pedestal wash basin, low suite wc, radiator, double glazed sash window.

Second Floor

Attic Bedroom Two

13'4" x 12'4" (4.06m x 3.76m)

With radiator and two velux windows.

Attic Bedroom Three

10'1" x 7'3" (3.07m x 2.21m)

With radiator and velux window.

Exterior

To the outside there is an enclosed low maintenance garden to the front.

Directions

From our office on Queensbury High Street head east on High St/A647 towards Gothic St, continue to follow A647, turn left onto Baldwin Ln, at the roundabout, take the 2nd exit onto Clayton Ln, turn right onto Park Ln, right onto Reva Syke Rd, left onto Cobden St and the property will be seen displayed via our For Sale board.

TENURE

FREEHOLD

Council Tax Band

A



Agent Notes & Disclaimer We endeavour to make our particulars fair, accurate and reliable. The information provided does not constitute or form part of an offer or contract, nor may it be regarded as representation. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and for guidance only, as are floorplans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for purpose. We strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. **Money Laundering Regulations** Intending purchasers will be asked to produce identification and proof of finance. We would ask for your co-operation in order that there will be no delay in agreeing a sale. We are covered and members of The Property Ombudsman.

Energy Efficiency Rating	Current	Potential	Environmental Impact (CO ₂) Rating	Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		84	(82 plus) A		
(81-91) B			(61-81) B		
(69-80) C			(49-60) C		
(55-68) D		60	(35-48) D		
(39-54) E			(29-34) E		
(15-38) F			(15-28) F		
(1-14) G			(1-14) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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