



**Wolseley Street, Clayton,**  
**Offers In Excess Of £100,000**

**\* END TERRACE \* TWO BEDROOMS \* IDEAL FTB/INVESTOR \*  
\* MODERN KITCHEN \* GARDEN/PARKING \* OUTBUILDING \***

A fantastic opportunity for a first time buyer or investor to purchase this two bedroom end terrace property.

Situated in the heart of Clayton Village which boasts amenities, shops and schools.

Benefits from a modern fitted kitchen, gas central heating and upvc double glazing.

The accommodation briefly comprises entrance lounge, kitchen, basement cellar, two first floor bedrooms and a house bathroom.

To the outside there is a garden/ parking area to the front with a side outbuilding which would be useful for storage.



## Lounge

16'9" x 14'1" (5.11m x 4.29m)

With electric fire in fireplace surround, radiator and double glazed window.



## Kitchen

10'4" x 6'1" (3.15m x 1.85m)

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



## Cellar

Useful storage.

## First Floor

### Bedroom One

12'4" x 10'5" (3.76m x 3.18m)

With radiator and double glazed window.

### Bedroom Two

13'10" x 7'8" max (4.22m x 2.34m max)

With radiator and double glazed window.



## Bathroom

Three piece suite comprising P shaped bath, low suite wc, wash basin, radiator, double glazed window.

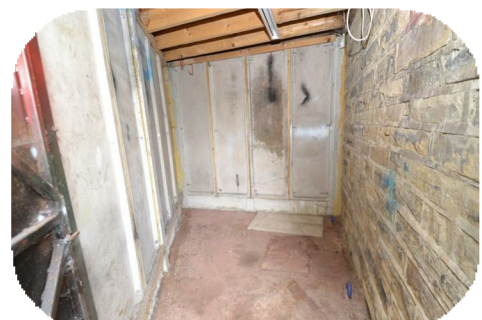


## Exterior

To the outside there is a patio garden and off-road parking, together with an outbuilding with power & light (8'3" x 8'5").

## 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, go through the roundabout, after 1.2 miles at the roundabout continue straight onto Bradford Rd, turn right onto Wolseley 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		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) <b>A</b> (91-91) <b>B</b> (89-90) <b>C</b> (85-88) <b>D</b> (81-84) <b>E</b> (71-78) <b>F</b> (1-70) <b>G</b> Not energy efficient - higher running costs	<b>88</b>	Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) <b>A</b> (91-91) <b>B</b> (89-90) <b>C</b> (85-88) <b>D</b> (81-84) <b>E</b> (71-78) <b>F</b> (1-70) <b>G</b> Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	

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