



Green End, Clayton,

£120,000

*** GRADE II LISTED COTTAGE * TWO BEDROOMS * MODERN KITCHEN * BATHROOM *
* IDEAL STARTER HOME or INVESTMENT * ENCLOSED REAR YARD ***

A fantastic opportunity for a first time buyer or investor to purchase this two bedroom Grade II listed cottage.

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

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

The accommodation briefly comprises open plan lounge/kitchen, two first floor bedrooms and a house bathroom. To the outside there is an enclosed yard to the rear.



Open Plan Lounge/Kitchen

12'8" x 16'8" (3.86m x 5.08m)

Kitchen area is fitted with a range of wall and base units incorporating oven, hob and extractor fan, tiled splashback, double glazed window. Lounge area has an electric fire, radiator, double glazed window and ceiling beam.

Utility Area

5'7" x 4'8" (1.70m x 1.42m)

With fitted wall and base units incorporating stainless steel sink unit, tiled splashback, plumbing for auto washer, radiator and upvc door to rear.

First Floor Landing

With double glazed window and radiator.

Bedroom One

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

With radiator, double glazed window and ceiling beam.

Bedroom Two

10'9" x 6'5" (3.28m x 1.96m)

With radiator and double glazed window.

Bathroom

Modern three piece suite comprising bath, low suite wc, pedestal wash basin, radiator and double glazed window.

Exterior

To the outside there is an enclosed paved garden to the rear.

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, go through the roundabout, after 1.2 miles at the roundabout take the 4th exit onto Green End, turn left to stay on Green End 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 ₂) Rating		
Current	Potential		Current	Potential	
England & Wales			England & Wales		

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