



Cobden Street, Clayton,

£85,000

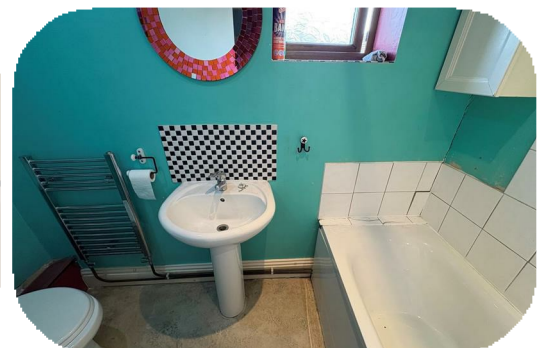
*** TERRACE * ONE BEDROOM * IDEAL FTB/INVESTOR *
* CLOSE TO AMENITIES * PATIO GARDEN ***

This one bedroom property would make an ideal purchase for a FTB/Investor or anybody Downsizing. Ideally located within walking distance of Clayton village which offers amenities, shops and local park.

Benefits from gas central heating, double glazing and a patio garden.

The accommodation briefly comprises lounge, kitchen, cellar, first floor bedroom and a house bathroom.

To the outside there is an enclosed yard to the front.



Lounge

14'6" x 14'1" (4.42m x 4.29m)

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

Kitchen

5'8" x 4'2" (1.73m x 1.27m)

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

Cellar

Useful storage.

First Floor

Bedroom One

14'2" x 14'5" (4.32m x 4.39m)

With feature fireplace, radiator and double glazed window.

Bathroom

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

Exterior

To the outside there is a patio 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, turn 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			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ 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		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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