

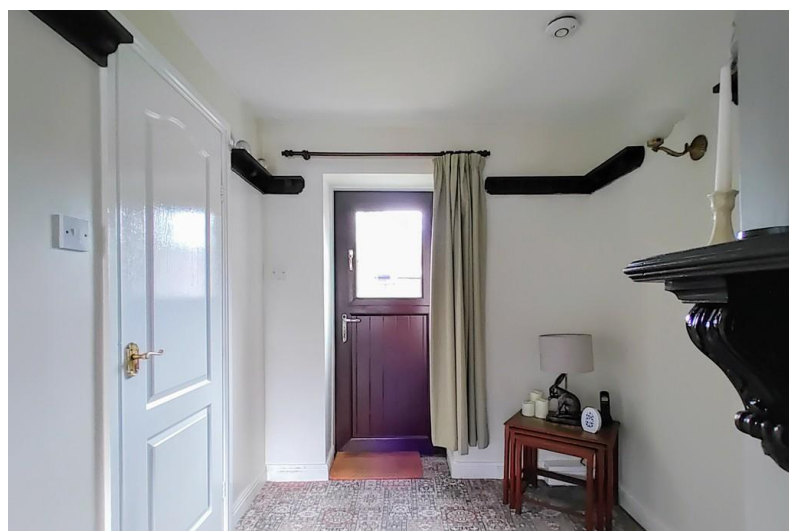


[www.whitneys.co.uk](http://www.whitneys.co.uk)

**10 Brook Lane**

- CHARACTER PROPERTY
- TWO BEDROOMS
- GRADE II LISTED
- SEPARATE KITCHEN

**Offers Over £130,000**  
EPC Rating 'TBC'







## Property Description

**\*\* TWO BEDROOM CHARACTER COTTAGE \*\* GRADE II LISTED \*\* GAS CENTRAL HEATING \*\* DOUBLE GLAZING \*\* GARDENS FRONT & REAR \*\*** Whitney's are pleased to offer for sale this cottage property, located in a sought-after position in Clayton village. Enjoying gardens to the front and rear, character features and a cast iron solid fuel stove. Within easy reach of village amenities, open countryside and a minutes walk from bus routes. Briefly comprising of: Entrance Hall, Lounge, Kitchen, First Floor landing, two Bedrooms & Bathroom. Cottage gardens to the front and rear.

### ENTRANCE HALL

Hallway with stairs off to the first floor and a door to the lounge. Central heating radiator.

### LOUNGE

17' 10" x 12' 9" Max. (5.44m x 3.89m) Exposed beams, plate rack and an impressive fireplace with a solid fuel stove set in a brick recess with mantle above. Million windows to the front elevation and a UPVC barn door leading to the rear garden. Central





heating radiator.

#### KITCHEN

8' 7" x 5' 3" (2.62m x 1.6m) A compact but perfectly formed kitchen with a range of base and wall units, stainless steel sink & drainer, integrated gas hob, electric oven and extractor. Window to the rear and a cellar head space with a shelf for a microwave and room for a freezer.

#### CELLAR

Small keeping cellar providing further storage.

#### FIRST FLOOR

Landing area with two fitted cupboards, one housing the central heating boiler and the other with washing machine plumbing and space for a tumble dryer.

#### BEDROOM ONE

11' 5" x 9' 10" (3.48m x 3m) Window to the front elevation and a central heating radiator.

#### BEDROOM TWO

9' 9" x 5' 6" (2.97m x 1.68m) Window to the rear elevation and a central heating radiator.

#### BATHROOM

A fully tiled bathroom. comprising of a panelled bath with an electric shower over, WC and a pedestal washbasin. Window to the front elevation.

#### LOFT

A fully boarded loft providing a good amount of storage space.

#### EXTERNAL

To the front of the property is a cottage style garden with a stone wall boundary. To the rear is an enclosed garden with a paved patio, lawn, two garden sheds and a fenced boundary.

#### DIRECTIONS:

#### PURCHASE DETAILS:

*Please note that the services & appliances have not been tested & the property is sold on that basis.*







Once you are interested in purchasing this property, ideally call in person or telephone this office to discuss your offer, we would suggest that this is done before contacting a bank, building society or solicitor as any delay could result in the property being sold to someone else and any survey and legal fees being unnecessarily incurred.

**VALUATION:** If you are thinking of selling your home, why not contact one of our offices now for a **FREE VALUATION** strictly without any obligation. Contact us on Bradford (01274) 880019.



**MORTGAGES:** A full range of mortgage facilities are available subject to status. Our Financial Consultant will be only too happy to discuss with you your individual requirements. Please contact us for **FREE & CONFIDENTIAL ADVICE**.

**RENT-A-HOUSE:** Thinking of renting your **HOUSE? FLAT?** Contact (01274) 880019 for further details.



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements