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**21 Green End**

- THREE BEDROOM COTTAGE
- GRADE II LISTED
- DECEPTIVELY SPACIOUS
- DRIVE FOR SEVERAL CARS TO REAR

**Offers Over £290,000**  
EPC Rating '67'









obtaining the required planning consents and approvals). We feel the property will be of obvious interest to builders and speculators that can capitalise on the potential.

#### ENTRANCE HALL

A covered porch area to the front has a door into the hallway and a door to the old shop/bakery.

#### SHOP/BAKERY ROOM

16' 1" x 13' 4" (4.9m x 4.06m) Exterior door and bay window to the front elevation. Exposed beams, central heating radiator and the original fireplace.

#### KITCHEN

19' 3" x 14' 5" (5.87m x 4.39m) A large irregular shape room with a high ceiling and the original fitted cupboards and work benches. Gas cooker point, central heating radiator and a gas wall heater. Window and stable door to the rear elevation.

#### WC

Push-button WC and a modern washbasin with storage below.

#### UTILITY ROOM

12' 5" x 7' 1" (3.78m x 2.16m) Fitted wall and base units, laminated working surface and splashback wall tiling. Stainless steel sink and drainer, plumbing for a dishwasher and a stainless steel sink and drainer. Window to the side elevation.



#### LOUNGE

15' 1" x 12' 5" (4.6m x 3.78m) A bright, characterful room with windows to the side and rear elevations overlooking the garden. Living flame gas fire and a central heating radiator.

#### FIRST FLOOR

#### BEDROOM ONE

17' 1" x 17' 0" (5.21m x 5.18m) A large room with a window to the front, tiled fireplace and a central heating radiator.

#### BEDROOM TWO

20' 1" x 13' 6" (6.12m x 4.11m) An irregular shape room with fitted wardrobes, window to the rear elevation and a central heating radiator.

#### BEDROOM THREE

13' 0" x 12' 2" (3.96m x 3.71m) Windows to both the side and rear elevations, fitted wardrobes and a central heating radiator.

#### BATHROOM

9' 6" x 9' 1" (2.9m x 2.77m) A large family bathroom comprising of a shower cubicle with a thermostatic shower, panelled bath, bidet and WC. Window to the side elevation and a central heating radiator.







#### EXTERNAL

The front of the property is pavement lined. The rear of the property can be accessed via Granville St, that leads onto Beech Grove. A large gate opens onto a driveway with parking for several cars and access to the old detached stable building with an 'up and over' garage door, door and window. Currently used for storage but offering further potential, subject to securing the required planning consents and approvals. There is a further paved patio area and an unusually large lawned garden with a range of mature shrubs and trees, and a good degree of privacy. Located in the heart of Clayton with schools, transport links and other village amenities all within easy walking distance.

GRADE II LISTED

FREEHOLD

COUNCIL TAX BAND A

EPC & FLOORPLAN TO FOLLOW



#### 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.

