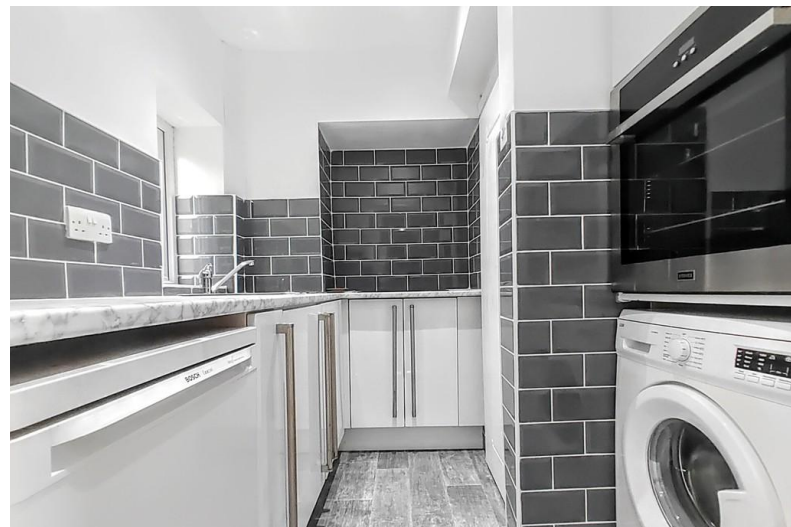




**29 Clayton Lane**

- Terrace Property
- Two Bedrooms
- Enclosed Garden
- Awaiting EPC

**Offers In Region Of £120,000**  
EPC Rating '62'





## Property Description

A ready to move into home which is very well presented and the living room is spacious and has plenty of natural light provided by the windows to the front and rear elevations. There is also a storage cellar and the garden is enclosed and an ideal place to sit and relax.

Located in the ever popular area of Clayton which has plenty of amenities, schools, parkland and access to public transportation.

Briefly comprises ; Entrance vestibule, Living Room, Kitchen, Cellar, Two Bedrooms and a Bathroom.

### ENTRANCE

Front entrance door leads into the small vestibule, which has doors to small storage and a staircase rises to the first floor landing.

### LIVING ROOM

12' 7" x 15' 2" (3.84m x 4.62m) A light and airy room with windows to the front and rear elevations and a central heating radiator.



#### KITCHEN

4' 2" x 6' 0" (1.27m x 1.83m) Wall and base units with contrasting work surfaces and incorporating a sink and drainer. Integrated oven, electric hob, plumbing for washing machine, window to the rear and door leads down to the cellar.

#### LANDING

A window to the rear elevation.

#### BEDROOM ONE

9' 5" x 9' 9" (2.87m x 2.97m) A window to the front elevation and a central heating radiator.

#### BEDROOM TWO

5' 6" x 9' 6" (1.68m x 2.9m) Window to the rear elevation and a central heating radiator. Cupboard housing the central heating boiler.

#### BATHROOM

Bath with shower attachment, Wc, wash hand basin, heated towel rail and a window to the front elevation.

#### EXTERIOR

The garden to the front is enclosed by fencing and is flagged for easy maintenance.

#### **DIRECTIONS:**

#### **PURCHASE DETAILS:**

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

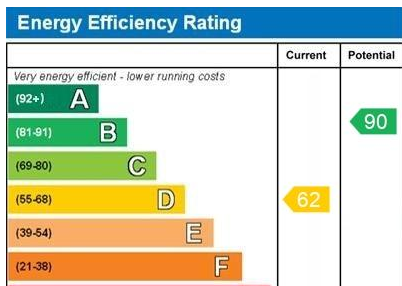
Once you are interested in purchasing this property, ideally call in person or telephone this office to discuss your offer, we would suggest that this is done before contacting a bank, building society or solicitor as any delay could result in the property being sold to someone else and any survey and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



11 Green End  
 Clayton  
 Bradford  
 West Yorkshire  
 BD14 6BA

www.whitneys.co.uk  
 sales@whitneys.uk.com  
 01274880019

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