



**2 Town End Road**  
Clayton, Bradford, , BD14 6BP

**£105,000**



# Property Features

---

- ONE BEDROOM
- CHARACTER COTTAGE
- FEATURE FIREPLACES
- CLOSE TO CENTRE OF CLAYTON VILLAGE
- NATURAL LIGHT THROUGHOUT
- CENTRAL HEATING
- SHOWER ROOM
- IDEAL INVESTMENT OPPORTUNITY
- EARLY VIEWING ADVISED
- PRIVATE ROAD

## Full Description

---

### DESCRIPTION

Whitney's are excited to offer this quirky one bedroom cottage to the market. The perfect property for a first time buyer or an investment opportunity to any landlord looking to add to their portfolio. The property boasts of a kitchen/diner, living room, bedroom, shower room and a separate toilet.

### KITCHEN

12' 11" x 14' 10" (3.94m x 4.52m)

Good size kitchen/diner offers ample amounts of natural light through a window to the front, window to the side and a window to the back. The kitchen comprises of a range of wall and base units, cooker, gas hob and extractor fan along with a central heating radiator. There is also access to the front and the back door through the kitchen.

### LIVING ROOM

14' 03" x 14' 05" (4.34m x 4.39m)

A good size living room that has three windows to the front offering endless amounts of light. The room consists of a stone feature fireplace with a log burner, barn doors and the original beams throughout. There is also a central heating radiator.

### STAIRS

5' 1" x 7' 1" (1.55m x 2.16m)

### BEDROOM

14' 07" x 10' 09" (4.44m x 3.28m)

A great size double bedroom with a window to the front and a window to the side. Will allow for free standing furniture or built in wardrobes. The room also consists of a central heating radiator.

### SHOWER ROOM



6' 5" x 2' 11" (1.96m x 0.89m)

The shower room fully tiled with shower and hand wash basin and also has a window to the side.

#### TOILET

2' 06" x 5' 01" (0.76m x 1.55m)

A separate toilet with a window to the side.

### PROPERTY 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.

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		88
(69-80) <b>C</b>		
(55-68) <b>D</b>	61	
(39-54) <b>E</b>		
(21-38) <b>F</b>		

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