



2 Brook Lane

- TWO BEDROOM BUNGALOW
- SPACIOUS GARDEN
- CONSERVATORY
- CLOSE TO CENTRE OF CLAYTON VILLAGE

Offers In Region Of £325,000
EPC Rating '67'





Property Description

DESCRIPTION

This beautiful property has been decorated to a high standard and is a semi rural home comprising of 2 bedrooms, bathroom, living dining room, conservatory and kitchen ready for it's new owner. A stunning feature is the conservatory/ summer room which opens up onto the magnificent south facing garden. This property features a garage, allocated parking spaces and a private road. If you're looking to escape to peaceful surroundings with a touch of nature on your doorstep, this is one not to miss. With Brontë Way just steps from your door, the whole family can enjoy safe, scenic walks together- whatever the season.

HALLWAY

9' 00" x 13' 07" (2.74m x 4.14m) As you walk through the front door you enter the neutrally decorated hallway which allows access to the kitchen, living room, bedrooms, bathroom, two storage cupboards and loft.





LIVING ROOM

19' 03" x 12' 04" (5.87m x 3.76m) With plenty of natural light coming through the two front facing windows the lounge offers a cosy and spacious space to relax and unwind after a long day. The room has been neutrally decorated with neutral carpets throughout making this a space you could tweak to your style with ease and is spacious enough to accommodate a range of furniture styles. This room also comprises of a gas fire with marble surround.

KITCHEN

11' 09" x 8' 09" (3.58m x 2.67m) A great space fitted with a range of modern wall and base units and worktops. With fully tiled flooring and part tiled walls, this kitchen also comprises of integrated appliances, a central heating radiator and window to the side, this is an ideal family space.



BEDROOM ONE

10' 00" x 14' 02" (3.05m x 4.32m) A fantastic size bedroom that has been neutrally decorated with neutral carpets, this room also comprises of a window to the rear, with views through to the conservatory and the garden. This room also has a central heating radiator.

BEDROOM TWO

10' 07" x 8' 10" (3.23m x 2.69m) Double room with French doors leading to the conservatory offering ample amounts of natural light. This room also comprises of neutral decor and carpets and a central heating radiator.



BATHROOM

8' 00" x 5' 05" (2.44m x 1.65m) The bathroom is modern and beautifully designed with fully tiled walls and a three piece suite comprising of a shower, WC and hand wash basin. The room is light and airy with a window to the side and a heated towel rail.

CONSERVATORY

16' 10" x 8' 11" (5.13m x 2.72m) The conservatory is great for hosting parties or entertaining family. It will comfortably accommodate a variety of furniture options making this a fantastic additional room. You have access via the double French doors leading onto the garden.



EXTERIOR

This home boasts magnificent outside space. There is ample space for parking which is great for a family and visitors. This showstopper garden makes this home perfect for anyone who likes to be outside, enjoys wildlife or is green fingered! With well maintained gardens to the front, sides and rear.



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+) A		
(81-91) B		83
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		

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