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**4 Middle Lane**

- 2 BEDROOM END TERRACE
- OPEN RURAL VIEWS
- FEATURE FIREPLACE
- CHARACTER FEATURES THROUGHOUT

**Offers In Region Of £179,950**  
EPC Rating '63'







## Property Description

### DESCRIPTION

Tucked away from main street and shielded from street noises with stunning views to countryside, fields and the valley, this beautiful character property has been lovingly maintained and decorated to a high standard. This stunning home boasts of 2 bedrooms, bathroom, living room and kitchen ready for it's new owner. This property features its original beams and feature fireplace and is the perfect home for a single person, first time buyer or small families. With windows to three sides of the property it provides breath taking views all around, this is one not to miss.

### ENTRANCE

5' 11" x 3' 06" (1.8m x 1.07m) You enter the front door into the fully tiled, neutrally decorated porch which its a great size space for your coats and shoes and comprises of a window to the side and electric radiator.







## LIVING ROOM

16' 09" x 13' 08" (5.11m x 4.17m) When you walk through the front door, you are greeted by a light, bright and airy living area which has been beautifully decorated in line with the rest of the house and is spacious enough to accommodate a range of furniture styles along with a stunning log burner fireplace that is set into the stone chimney breast. This room also comprises of a large window to the front along with a window to the side. Keeping in theme with some of the original features this room has stunning beams running throughout adding that character feel.



## KITCHEN

10' 07" x 15' 04" (3.23m x 4.67m) The kitchen has double French doors leading onto the back garden, a window to the front and a window to the side with amazing views looking out. The kitchen also boasts of a range of modern wooden wall and base units, integrated cooker with hob and central heating radiator and a separate great size pantry which also leads to the basement.

## HALLWAY

9' 02" x 5' 03" (2.79m x 1.6m) A good size hallway that is light and airy and permits additional space for storage. With a sunset facing window that is surrounded by a stunning feature stonework wall and allows access to the upstairs bedrooms and bathroom.



## MASTER BEDROOM

10' 03" x 9' 02" (3.12m x 2.79m) The master bedroom has been modernised in line with the rest of the house. With a feature fire place this room is stunning. Neutrally decorated this room is ready to host you after a long day at work with its fitted wardrobes and vanity area and two good size windows to the back offering ample amounts of light with breath-taking views. This room also comprises of a central heating radiator.

## BEDROOM TWO

11' 04" x 7' 08" (3.45m x 2.34m) A good size bedroom that will fit a single bed and wardrobe. Neutrally decorated with neutral carpets, this room also consists of a window to the side, a central heating radiator and access to the loft space.



## BATHROOM

5' 09" x 7' 07" (1.75m x 2.31m) The bathroom is modern and beautifully designed with fully tiled walls and a three piece suite comprising of a bath with shower head, WC and hand wash basin. The room is light and airy with a window to the rear and a central heating radiator.





#### **DIRECTIONS:**

Entrance down the unadopted track from Bradford road directly opposite the playing field and Clayton St John primary school.

#### **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>		84
(69-80) <b>C</b>		
(55-68) <b>D</b>	63	
(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

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