



## Mayfield Terrace, Clayton,

**£109,950**

\* TERRACE \* ONE BEDROOM \* OCCASIONAL ROOM \* READY TO MOVE INTO \*  
\* CLOSE TO AMENITIES \* MODERN KITCHEN & SHOWER ROOM \* SMALL GARDEN \*

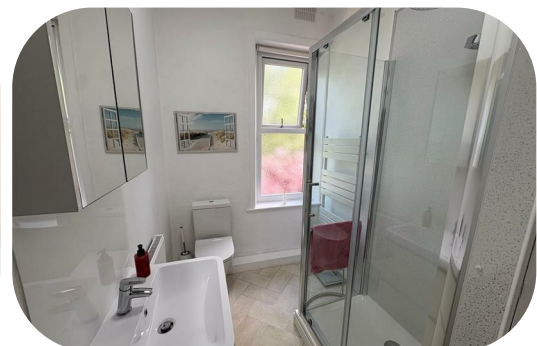
Tucked away in a convenient location close to Clayton village, local amenities, shops and the Quora Retail Park, is this superbly presented one bedroom plus occasional room terrace property.

Modernised by the current owners to offer 'ready-to-move-into' accommodation, the property features a modern fitted kitchen, contemporary shower room, gas central heating and double glazing.

This appealing home is sure to attract a variety of buyers including FTBs, those looking to downsize and savvy investors alike.

The accommodation briefly comprises kitchen, lounge, cellar, first floor bedroom, occasional room and shower room.

Externally, there is a small garden to the front.



## Kitchen

14'1" x 8'2" (4.29m x 2.49m)

Modern fitted kitchen having a range of wall and base units incorporating sink unit, oven, hob, extractor hood, plumbing for auto washer, tiled floor, radiator and double glazed window.

## Cellar

Useful storage.

## Lounge

14'1" x 9'8" (4.29m x 2.95m)

With electric fire in fireplace surround, radiator, double glazed window, ceiling beams.

## First Floor

### Bedroom One

12'9" x 9'8" (3.89m x 2.95m)

With radiator.

### Shower Room

Modern two piece suite comprising shower cubicle, low suite wc, vanity sink unit, radiator and double glazed window.

### Occasional Room

11'3" x 3'9" (3.43m x 1.14m)

With built in storage and radiator.

## Exterior

To the outside there is a small patio garden with seating area.

## Directions

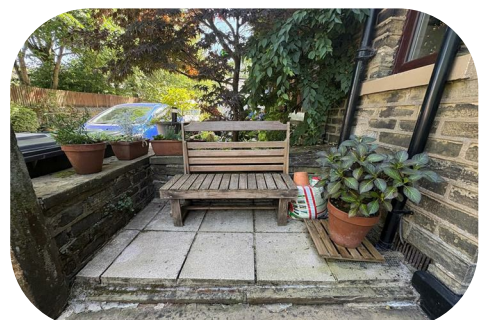
From our office on Queensbury High Street head toward Gothic St, continue to follow A647 towards Bradford for 0.7 miles, turn left onto Baldwin Ln, at the roundabout take the 2nd exit onto Clayton Ln, right onto Park Ln, left onto Nursery Rd, right onto Station Rd, Station Rd turns left and becomes Pasture Ln, turn right onto Mayfield Terrace.

## TENURE

FREEHOLD

## Council Tax Band

A / Bradford



**Agent Notes & Disclaimer** We endeavour to make our particulars fair, accurate and reliable. The information provided does not constitute or form part of an offer or contract, nor may it be regarded as representation. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and for guidance only, as are floorplans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for purpose. We strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. **Money Laundering Regulations** Intending purchasers will be asked to produce identification and proof of finance. We would ask for your co-operation in order that there will be no delay in agreeing a sale. We are covered and members of The Property Ombudsman.

| Energy Efficiency Rating                    |         |           | Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|---------------------------------------------|---------|-----------|-----------------------------------------------------------------|---------|-----------|
| Very energy efficient - lower running costs | Current | Potential | Very environmentally friendly - lower CO <sub>2</sub> emissions | Current | Potential |
| (92-100) <b>A</b>                           |         | 90        | (81-91) <b>A</b>                                                |         |           |
| (81-91) <b>B</b>                            |         |           | (69-80) <b>B</b>                                                |         |           |
| (69-80) <b>C</b>                            |         |           | (55-68) <b>C</b>                                                |         |           |
| (55-68) <b>D</b>                            |         |           | (39-54) <b>D</b>                                                |         |           |
| (39-54) <b>E</b>                            |         |           | (21-38) <b>E</b>                                                |         |           |
| (21-38) <b>F</b>                            |         |           | (1-20) <b>F</b>                                                 |         |           |
| (1-20) <b>G</b>                             |         |           | Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| Not energy efficient - higher running costs |         |           |                                                                 |         |           |
| England & Wales                             |         |           | England & Wales                                                 |         |           |
| EU Directive 2002/91/EC                     |         |           | EU Directive 2002/91/EC                                         |         |           |

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