



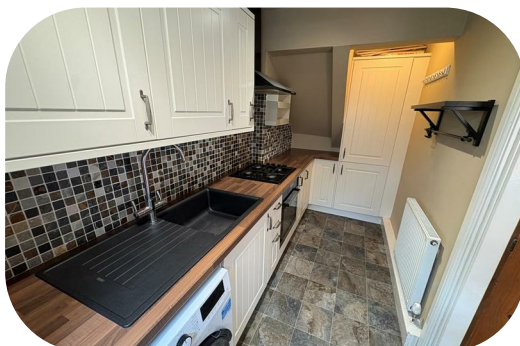
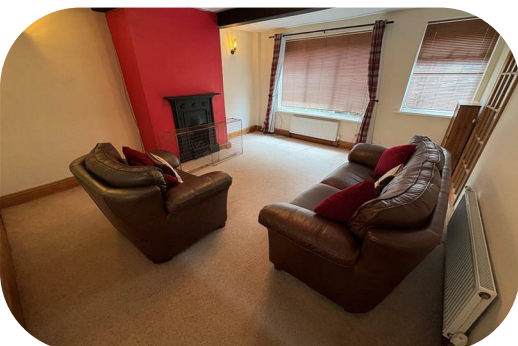
Back Fold, Clayton, Offers Over £119,950

* GRADE 2 LISTED COTTAGE * TWO BEDROOMS * CLAYTON VILLAGE * IDEAL FTB *
* MANY ORIGINAL FEATURES * CLOSE TO AMENITIES * FRONT GARDEN *

Situated in the heart of Clayton village, is this charming two bedroom Grade II Listed cottage. The well presented home still retains many original features and would be of particular interest to a first time buyer/young couple.

Ideally located within walking distance of shops, amenities, pleasant walks and the Quora retail park. The accommodation briefly comprises kitchen, lounge, two first floor bedrooms and a shower room.

To the outside there is a small garden frontage with a bench and potted plants.



Kitchen

11'1" x 5'5" (3.38m x 1.65m)

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

Lounge

16'7" x 14'1" (5.05m x 4.29m)

With feature fireplace surround, radiator and double glazed window.

First Floor

Bedroom One

14'6" x 10'9" (4.42m x 3.28m)

With radiator, double glazed window, ceiling beams.

Bedroom Two

12'2" x 5'9" (3.71m x 1.75m)

With fitted wardrobes, radiator and double glazed window.

Shower Room

Modern three piece suite comprising shower cubicle, low suite wc, vanity sink unit, tiled walls and floor, radiator and double glazed window.

Exterior

To the outside there is a garden frontage.

Directions

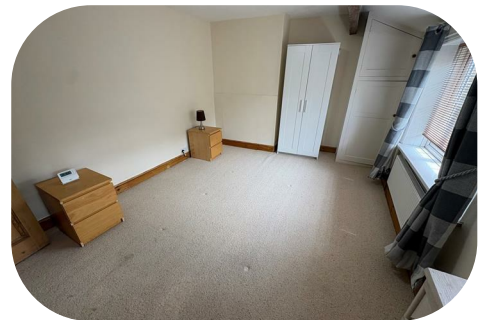
From our office on Queensbury High Street head towards Gothic St, continue towards Bradford for 0.7 miles, turn left onto Baldwin Ln, go through the roundabout, after 1.2 miles at the roundabout, take the 1st exit onto Town End Rd, right onto Back Fold and the property will be seen displayed via our For Sale board.

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 ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
A (92 plus)		A (92 plus)	
B (81-91)		B (81-91)	
C (69-80)		C (69-80)	
D (55-68)		D (55-68)	
E (39-54)		E (39-54)	
F (13-38)		F (13-38)	
G (1-12)		G (1-12)	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
89	58		
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

8 The Green, Idle, Bradford, West Yorkshire, BD10 9PR Tel 01274 619999 email idle@sugdensesstates.co.uk
44 High Street, Queensbury, Bradford, West Yorkshire, BD13 2PA Tel 01274 888998 email queensbury@sugdensesstates.co.uk
13 Bradford Road, Cleckheaton, BD19 5AG Tel 01274 905905 email cleckheaton@sugdensesstates.co.uk
website www.sugdensesstates.co.uk