



9 Harry Lane, Clayton, Bradford, BD14 6SD

£175,000

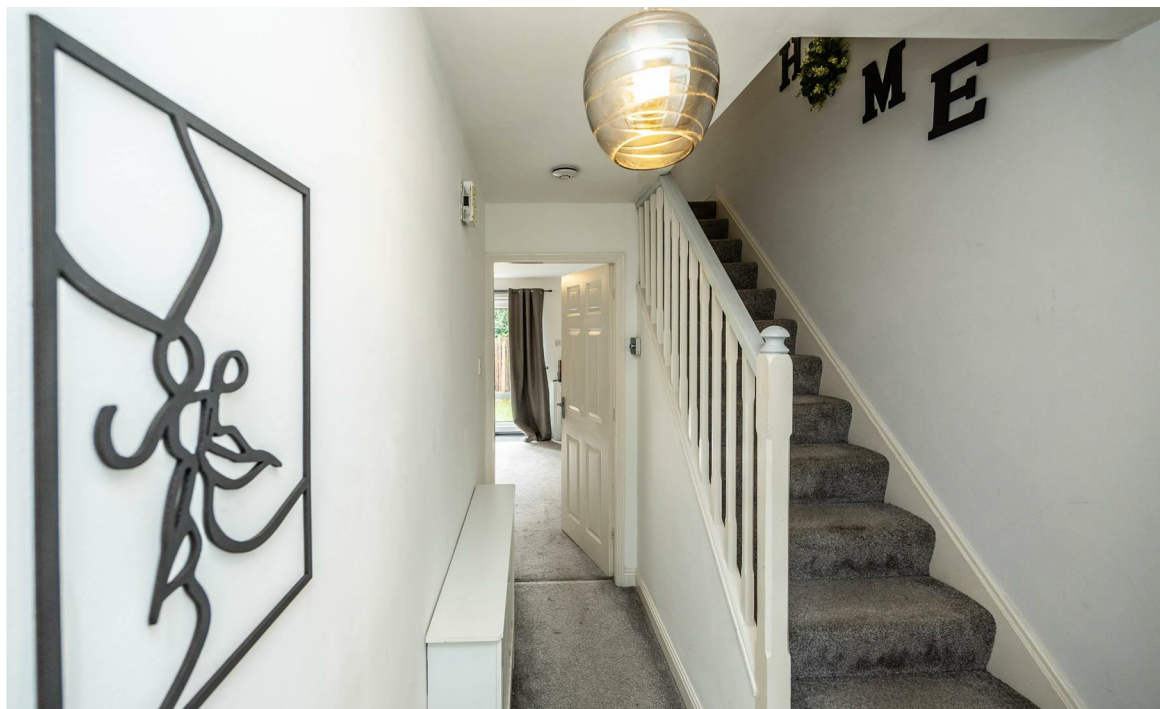
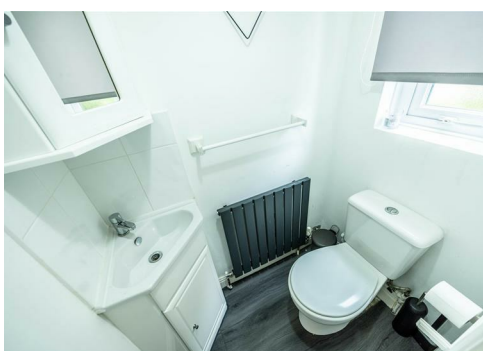
- Well-presented two-bedroom end-terrace home
- Quiet cul-de-sac location set back from the road
- Spacious lounge with French doors to the garden
- South-east facing rear garden with decking and lawn
- Driveway parking and single garage
- Modern fixtures and fittings

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Situated in a quiet cul-de-sac within the ever-popular village of Clayton, this well-presented two-bedroom home offers an ideal opportunity for first-time buyers, downsizers, or investors. The property features a spacious lounge with French doors opening onto a sunny south-east facing garden, a well-equipped fitted kitchen, two generous bedrooms with fitted wardrobes, a modern bathroom, and a convenient ground floor WC. Externally, there is an enclosed rear garden with lawn and decking, together with a private driveway and single garage. Enjoying excellent access to local schools, shops, and transport links to Bradford and beyond, this is a superb home in a highly desirable location. Early viewing is strongly recommended.



Council Tax Band: C



GROUND FLOOR

Entrance Hall

A welcoming entrance hall provides access to the principal accommodation and creates an excellent first impression.

Downstairs WC

Conveniently positioned off the hallway, the modern cloakroom is fitted with a wash basin and WC.

Lounge

The spacious lounge offers a bright and comfortable living area with ample space for seating and entertaining. French doors open directly onto the rear garden, allowing plenty of natural light and creating a seamless connection to the outdoor space.

Kitchen

Positioned at the front of the property, the fitted kitchen features an integrated fridge freezer, electric hob, gas oven, and washing machine, with ample worktop and storage space for everyday living.

FIRST FLOOR

Principal Bedroom

A generous double bedroom comfortably accommodating a king-sized bed, bedside tables, dresser, and benefiting from large fitted wardrobes.

Bedroom Two

A versatile second bedroom with an integrated wardrobe, suitable for a small double or single bed, making it ideal as a guest room, nursery, or home office.

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Bathroom

The family bathroom provides a practical and well-maintained suite, serving both bedrooms.

OUTSIDE

The enclosed south-east facing rear garden enjoys plenty of sunshine throughout the day and features a combination of decking and lawn, creating an ideal space for outdoor dining, entertaining, or relaxing.

To the front, the property benefits from a private driveway leading to a single garage, providing secure parking and additional storage.

LOCATION

Located in the sought-after village of Clayton, this property enjoys a quiet cul-de-sac position set back from the main road. A range of local shops, well-regarded schools, and everyday amenities are all within easy reach, while excellent transport links provide convenient access to Bradford and the surrounding areas.

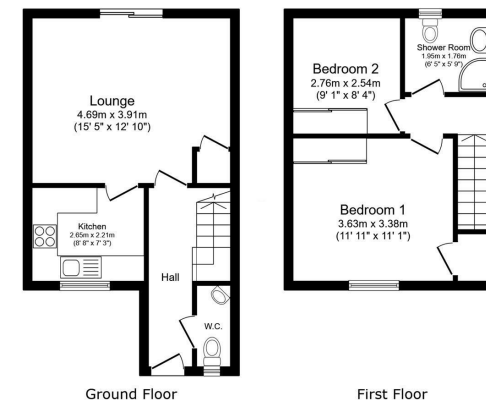
Early viewing is highly recommended to appreciate the quiet setting, generous outdoor space, and excellent accommodation this home has to offer.

Agent Notes & Disclaimer

The information provided on this property does not constitute or form part of an offer or contract, nor maybe 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 quoted for guidance only as are floor plans 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 the purpose.







Total floor area: 62.3 sq.m. (670 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.co

