



1 Brow Top

- TWO BEDROOM COTTAGE
- STUNNING LOCATION
- BEAUTIFULLY FINISHED THROUGHOUT
- SPACIOUS LIVING SPACE

Offers In Region Of £210,000
EPC Rating '58'





Property Description

DESCRIPTION

Nestled in the heart of Clayton this beautifully presented two bedroom stone cottage combines character features with stylish modern living, making it an ideal for first-time buyers, downsizers or anyone seeking a cosy countryside feel with excellent local amenities nearby.

The property offers spacious and well-maintained accommodation throughout, briefly comprising a welcoming lounge featuring exposed ceiling beams, a charming fire and large windows allowing plenty of natural light. The fitted dining kitchen is both practical and attractive, offering ample storage, integrated cooking appliances and space for everyday dining. To the first floor are two well-proportioned bedrooms, both tastefully decorated, alongside a modern bathroom suite and separate WC. The property further benefits from an occasional loft room currently used as an additional bedroom space, providing useful versatility for storage, hobbies or guest accommodation.

Externally, the cottage enjoys attractive stone



elevations with a low-maintenance frontage and access to off road parking. Positioned within easy reach of local schools, village shops, transport links and scenic countryside walks, this delightful home offers the perfect blend of rural charm and everyday convenience.

PORCH

A bright and welcoming entrance porch finished in a charming cottage style, featuring tiled walls and flooring for practicality and easy maintenance. The space benefits from a large front-facing window and glazed entrance door allowing plenty of natural light, whilst offering useful storage and seating space. Tastefully decorated with neutral tones and attractive finishing touches, this inviting area provides an ideal transition into the home.

LIVING ROOM

A beautifully presented and generously proportioned living room full of character and charm, featuring exposed wooden beams and a striking fireplace with multi-fuel style stove creating a cosy focal point. Large windows allow an abundance of natural light whilst adding a cottage feel to the property. Tastefully decorated in neutral tones throughout, the room offers ample space for relaxing and entertaining, complemented by soft furnishings and attractive decor. A charming window seat further enhances the warm and inviting atmosphere of this delightful reception room.



KITCHEN

A spacious and well-appointed dining kitchen fitted with a range of solid wood wall and base units complemented by contrasting work surfaces and tiled splashbacks. The room benefits from integrated cooking appliances including an oven, hob and extractor hood. Characterful exposed ceiling beams add charm and warmth, whilst the ample dining space provides an ideal setting for everyday family meals and entertaining. A large window allows plenty of natural light, creating a bright and welcoming atmosphere throughout.



MASTER BEDROOM

A beautifully presented and generously sized master bedroom featuring stylish decor and an abundance of natural light from dual leaded windows. The room benefits from fitted wardrobes providing excellent built-in storage whilst maintaining a bright and spacious feel. Tastefully finished with soft neutral tones and feature wallpaper, the bedroom offers ample space for freestanding furniture and creates a calm and relaxing atmosphere. A charming and well-maintained room ideal for comfortable everyday living.





SHOWER ROOM

The shower room is fitted with a walk-in shower and vanity hand wash basin with storage beneath. Finished with neutral tiling and complemented by a frosted window allowing for natural light and ventilation.

BEDROOM 2

A well-presented second bedroom offering a bright and comfortable living space. Tastefully decorated with modern feature wallpaper and neutral tones, the room enjoys natural light, creating a warm and inviting atmosphere. Ideal as a child's bedroom, guest room or home office.



WC

Separate WC fitted with a low-level flushed toilet, finished with complementary tiling and a frosted window providing natural light and ventilation. A practical addition for busy family living.

OCCASIONAL ROOM

Accessed via the second bedroom, the useful occasional room provides a versatile additional space currently utilised as a bedroom area. Featuring a cosy cottage-style feel with sloping ceilings and useful floor space, the room offers flexibility for a variety of uses including a hobby room, dressing area, home office or occasional guest accommodation. Tastefully decorated and carpeted throughout, the room further enhances the adaptable living space available withing the property.



EXTERIOR

Externally, the property benefits from a beautifully maintained front cottage garden with mature planting, stone flagged seating area, enclosed stone wall boundaries creating an attractive and welcoming frontage. To the rear is a generous endosed garden laid mainly to lawn with gravelled areas, ideal for outdoor entertaining and family use. The property also benefits from off-road parking to the rear, adding further practicality to this charming stone-built cottage.

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.

CALLANDER MORTGAGE SOLUTIONS: *Need mortgage advice?* Why not let our specialist, in-house mortgage team look after you and do the hard work for you...

Navigating the world of mortgages can be a daunting prospect. Callander Mortgage Solutions Ltd have access to a huge panel of lenders and are here to help and guide you every step of the way.

Have you seen the perfect property? Is time of the essence? Or have you had bad credit? Give the independent experts a call, today and ask about the limited offer “**Fee Free Whitney’s**” packages!

CONVEYANCING: *Buying or selling a property? Need a fast, professional property lawyer to help you with your sale or purchase? Or both?*

Elliott James Legal Ltd are a trusted and respected law firm, specialising in all aspects of residential conveyancing and property matters. With local offices and more, why not benefit from our in-house relationship and ask us to introduce you to their friendly and supportive team of legal experts. **Get your no-obligation quote today!**

BUYERS CLUB: The sales market can be extremely competitive and fast-moving, but we can give buyers who join the Buyers Club exclusive access to Pre-Market Listings. Seize the opportunity and be the first to view our up and coming properties.

Members of the Buyers Club stay ahead of the competitive market by viewing homes before they reach the open market.

RENT-A-HOUSE: Thinking of renting your HOUSE? FLAT? Contact (01274) 880019 for further details.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		