



22 Town End Road, Clayton, Bradford, BD14 6BN

£85,000

- TWO BEDROOM END TERRACE COTTAGE
- CLOSE TO VILLAGE AMENITIES
- GARDEN TO THE FRONT
- NEAR OPEN COUNTRYSIDE
- IDEAL FIRST TIME BUY
- GAS CENTRAL HEATING
- SOME UPDATING REQUIRED
- CLOSE TO BUS ROUTES
- LOUNGE & OPEN PLAN KITCHEN
- ARRANGE YOUR VIEWING NOW!

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**** TWO BEDROOM END COTTAGE ** CLAYTON VILLAGE ** GARDEN TO THE FRONT ** CLOSE TO OPEN FIELDS ** GAS CENTRAL HEATING **** Bronte Estates are pleased to list for sale this characterful end terrace cottage in the popular village of Clayton, enjoying an array of amenities within easy walking distance and distant open views to the side elevation. Although some updating is required, the property offers great potential and will make an ideal first time buy, or perhaps for those down-sizing. Briefly comprising of a front storm porch, hallway, lounge with an open-plan kitchen, two bedrooms and a shower room. Cottage garden to the front. Early viewing advised.



Council Tax Band: A



Porch

Front storm porch with a door into the hallway.

Hall

Door to the lounge.

Lounge

16'8 x 16'6

Windows to both the front and side elevations, gas fire set in a stone surround and a central heating radiator. Doors off to the cellar and first floor.

Kitchen Area

Fitted base units with laminate work surfaces over and tiled splash-back. Plumbing for a washing machine, gas cooker point and a boiler cupboard housing a modern combi boiler.

First Floor

Landing area with access to the loft space, airing cupboard and doors off to the bedrooms and bathroom.

Bedroom One

11'6 x 9'8

Window to the side elevation, feature original fireplace and a central heating radiator.

Bedroom Two

11'6 x 6'6

Window to the front elevation and a central heating radiator.

Shower Room

A modern shower cubicle with a glass sliding door, rainfall shower, pedestal washbasin and a low flush WC. Window to the front elevation and a central heating radiator.

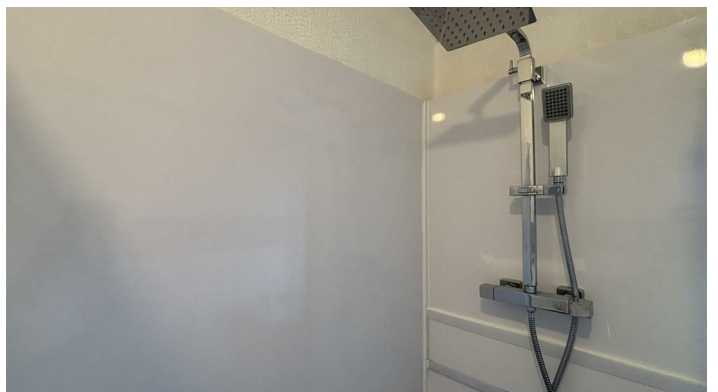
Cellar

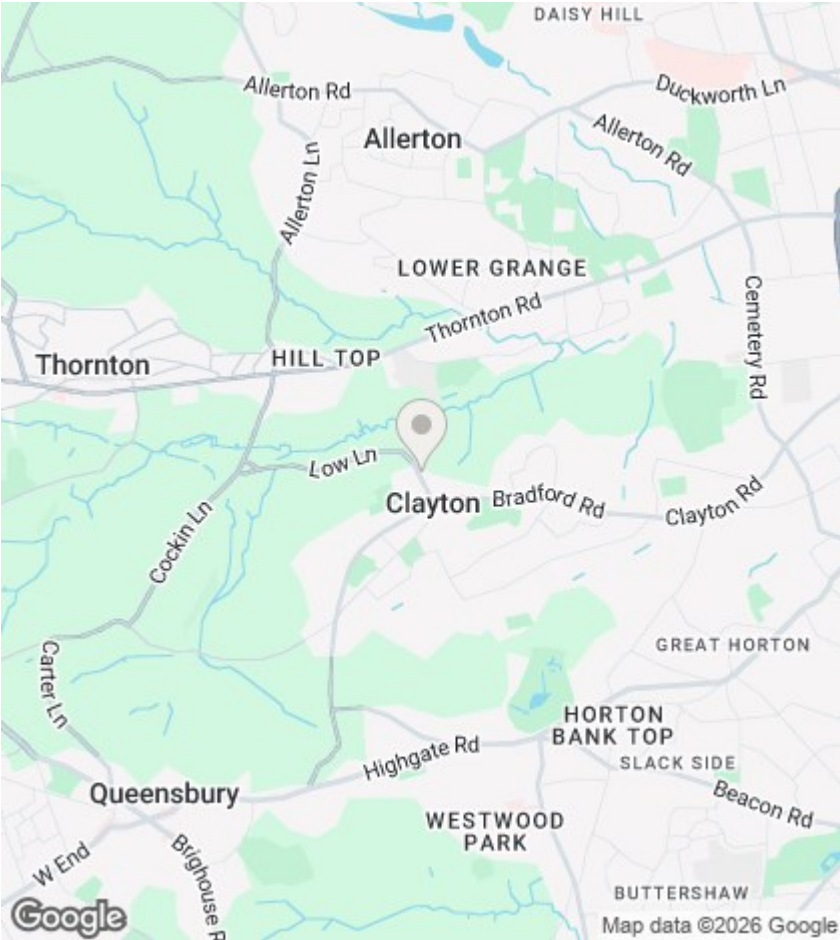
Small keeping cellar providing further storage.

External

Paved patio garden to the front with a stone wall boundary and a garden gate.







Directions

Viewings

Viewings by arrangement only.
Call 01274884040 to make an appointment.

EPC Rating:
D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC