



3 Back Fold, Clayton, Bradford, BD14 6BW

£110,000

- THROUGH-BY-LIGHT MID-TERRACE COTTAGE
- LOUNGE AND SEPARATE KITCHEN
- WELL PRESENTED & MAINTAINED
- GAS CH & UPVC DG
- BACKWATER LOCATION
- TWO BEDROOMS
- CHARACTER FEATURES THROUGHOUT
- CLOSE TO VILLAGE AMENITIES
- TASTEFULLY APPOINTED
- EARLY VIEWING ADVISED

3 Back Fold, Bradford BD14 6BW

**** CHARMING COSY COTTAGE ** TWO BEDROOMS ** PACKED WITH CHARACTER ** WELL PRESENTED THROUGHOUT ** COTTAGE GARDEN TO THE FRONT ** Bronte Estates are delighted to list this stunning through-by-light cottage in the heart of Clayton village. Tastefully appointed throughout and retaining all the character features. Briefly comprising of a lounge, kitchen, two bedrooms and a shower room. Do not miss your chance to make this superb property your own! An ideal first time buy, or perhaps for those down-sizing. A real gem. View now!**



Council Tax Band: A



Lounge

13'8 x 13'1

A really cosy, characterful reception room with interesting features such as exposed beams, fitted dresser with storage & open shelving and the original fireplace recess. There are inset spotlights to the ceiling, a central heating radiator, stove style electric fire and a window to the front elevation.

Kitchen

10'11" x 6'6" max

A quirky, characterful kitchen incorporating a range of fitted base units with work surfaces over, rustic open shelving, exposed stone work and a window to the rear elevation. There is an integrated electric oven, gas hob, plumbing for a washing machine and space for a fridge-freezer. Spotlights to the ceiling, central heating radiator and a door to the cellar.

Cellar

A small cellar space providing further storage.

First Floor

Landing area with a central heating radiator and doors off to the bedrooms & bathroom.

Bedroom One

12'0 x 8'1

Fitted cupboards and clothes hanging space, central heating radiator and a window to the rear elevation.

Bedroom Two

7'5 x 7'3

Laminate flooring, window to the front elevation and a central heating radiator.

Shower Room

Corner shower with glass sliding doors and a mains powered shower, pedestal washbasin and a low flush WC. Central heating boiler (Ideal Combi) and a window to the front elevation.

External

To the front of the property is a bin-store area plus a cottage style garden with gravel, a raised flowerbed, mature shrubs and planting. Ideal for sitting out in the summer months.

Please Note

New Energy Certificate and Floor Plan to follow.

Premium Conveyancing

The vendors have opted to provide a legal pack for the sale of their property which includes a set of searches. The legal pack provides upfront the essential documentation that tends to cause or create delays in the transactional process.

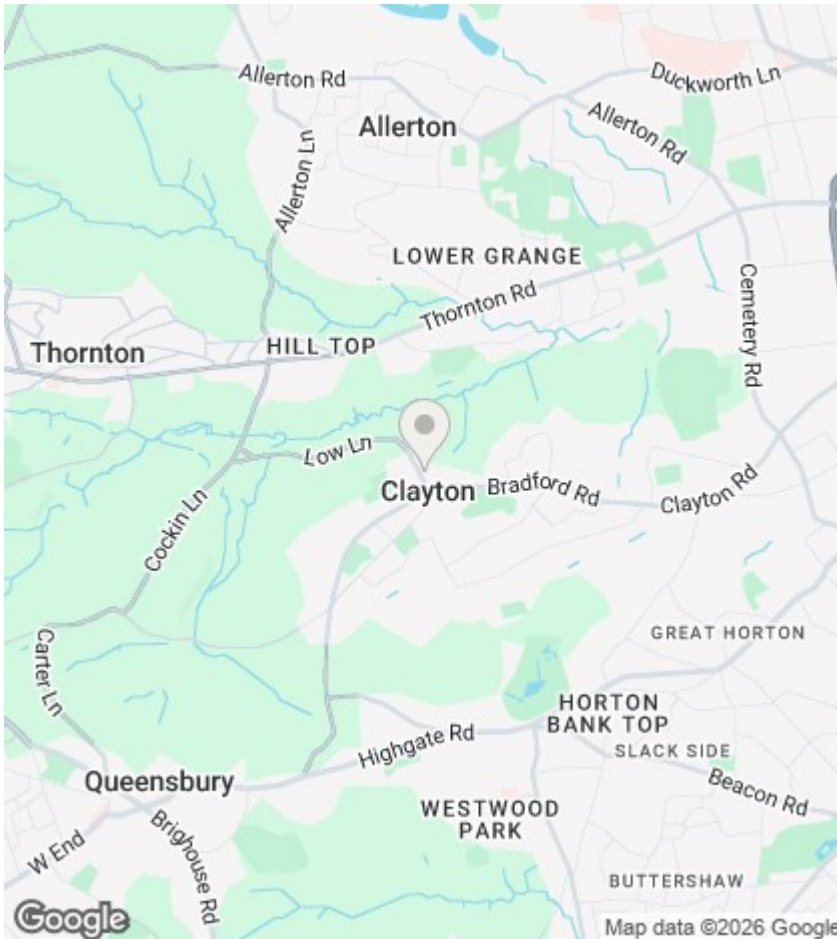
The legal pack includes

- Evidence of title
- Standard searches (regulated local authority, water & drainage & environmental)
- Protocol forms and answers to standard conveyancing enquiries

The legal pack is available to view in the branch prior to agreeing to purchase the property. The vendor requests that the buyer buys the searches provided in the pack which will be billed at £360 inc VAT upon completion. We will also require any purchasers to sign a buyer's agreement.







Directions

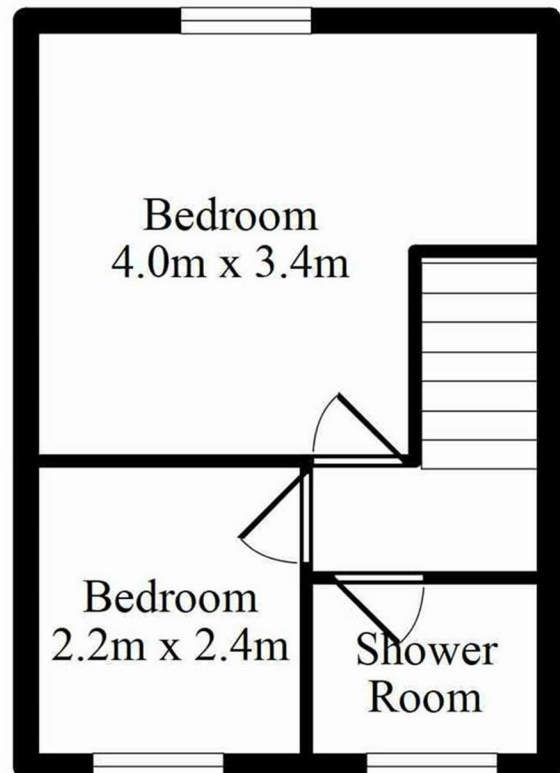
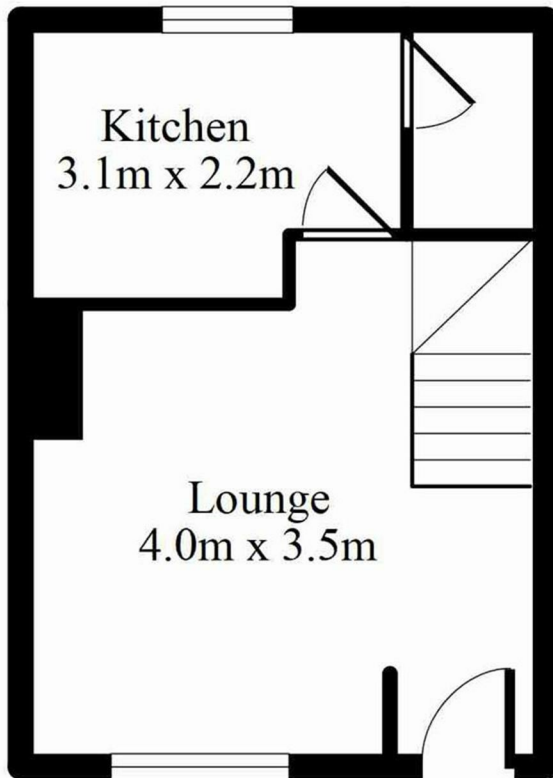
Viewings

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

EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			93
(81-91) B			
(69-80) C		71	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Every attempt has been made to ensure this floor plan is accurate, however their accuracy is not guaranteed. The floorplan is for illustrative purposes and should be used in that context. GFPMS2026