

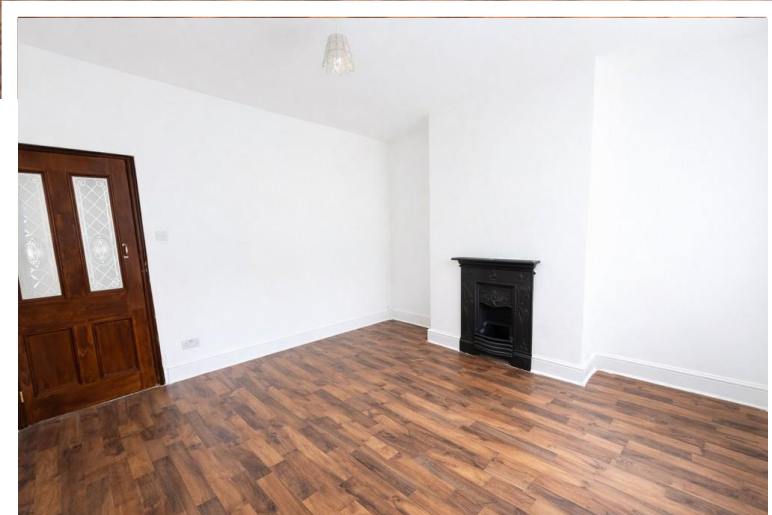


30 Clayton Lane

- TWO BEDROOM END TERRACE
- IDEAL FOR FIRST TIME BUYERS
- MODERNISATION REQUIRED
- GARDEN

Offers In Region Of £135,000
EPC Rating '58'





Property Description

DESCRIPTION

Two bedroom end terraced home with excellent potential, offered with no onward chain. This stone-built property features a spacious living room with feature fireplace, a fitted kitchen, two good sized bedrooms and a generous bathroom. The property is in a liveable condition but would benefit from modernisation, making it an ideal opportunity for first-time buyers or investors looking to add value.

LIVING ROOM

A bright and well-proportioned living room featuring neutral decor and wood-effect flooring, creating a clean and versatile space. A feature fireplace provides a focal point, while a large window allows for plenty of natural light. The room also benefits from a front entrance door, offering a practical layout suitable for both lounge and dining furniture.

DINING ROOM

A spacious and versatile second reception room, ideal for use as a dining room or additional sitting



area. The room features neutral decor and wood effect flooring, with a feature fireplace creating a focal point. An open doorway leads to the kitchen, offering a practical layout for everyday living and entertaining.

KITCHEN

A fitted kitchen with a range of wall and base units, complemented by work surfaces and tiled splashbacks. The room benefits from natural light via a side window and includes space for appliances. While functional, the kitchen would benefit from modernisation, offering scope to update and personalise.



MASTER BEDROOM

A spacious master bedroom featuring neutral decor and a large window allowing for plenty of natural light. The room is complemented by a fitted carpet and a feature fireplace surround, adding character. Well-proportioned and versatile, the space offers ample room for bedroom furniture.

BATHROOM

A spacious bathroom fitted with a three-piece suite comprising a panelled bath with a shower over, pedestal wash basin and WC. The room features tiled walls, a large window providing natural light, and ample space, offering potential for modernisation.



BEDROOM 2

A well-presented second bedroom with neutral decor and fitted carpet. The room benefits from a window providing natural light and features a useful alcove area, offering versatility for use as a bedroom, home office or dressing space.



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.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	58 D	74 C
39-54	E		
21-38	F		
1-20	G		