



Middle Lane, Clayton

£275,000

* END TERRACE * THREE BEDROOMS * WELL PRESENTED * CONSERVATORY * VIEWS *
* MODERN KITCHEN & BATHROOM * LARGE GARDEN * PARKING * TWO WORKSHOPS *

This three bedroom end terrace property enjoys attractive views overlooking open farmland and offers spacious, well presented accommodation throughout.

Features include a generous conservatory, modern breakfast kitchen and a contemporary family bathroom.

To the rear, the property benefits from a large garden with two workshops, patio area and a lawned garden, while the driveway provides convenient off-street parking.

Ideally situated within easy reach of Clayton Village, the property is close to a range of local amenities, shops, and well regarded schools, making it an ideal purchase for a growing family.





Entrance Vestibule

Lounge

15'4" x 14'8" (4.67m x 4.47m)

Having a dual fuel stove, radiator, double glazed bay window.

Breakfast Kitchen

12'1" x 14'2" (3.68m x 4.32m)

Modern fitted kitchen having a range of wall and base units incorporating sink unit, granite work tops, breakfast bar, island, integrated fridge, dishwasher, washing machine, microwave, double oven, hob and extractor hood, radiator, French doors.

Conservatory/Sun Room

14'2" x 13'9" (4.32m x 4.19m)

With radiator and French doors.

First Floor

Bedroom One

12'3" x 15'4" (3.73m x 4.67m)

With radiator and double glazed window.

Bedroom Two

10' x 9'3" (3.05m x 2.82m)

With radiator and double glazed window.

Bedroom Three

6'7" x 5'6" (2.01m x 1.68m)

With radiator and double glazed window.

Bathroom

Modern three piece suite comprising panelled bath, low suite wc, pedestal wash basin, radiator and double glazed window.

Exterior

To the outside there is a block paved driveway, two workshops and a well stocked garden with patio, lawn and ornamental pond.





Directions

From our office on Queensbury High Street head towards Gothic St, continue to follow A647 towards Bradford for 0.7 miles, turn left onto Baldwin Ln, go through the roundabout, at the next roundabout continue straight onto Bradford Rd, left onto Crestville Rd, right at the 1st cross street onto Middle Ln and the property will be seen displayed via our For Sale board.

TENURE

FREEHOLD

Council Tax Band

B / Bradford





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(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	
Environmental Impact (CO₂) Rating			

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