



8 Brook Lane, Clayton, Bradford, BD14 6PH

£180,000

- Well-presented two-bedroom terraced property
- Open-plan kitchen and lounge layout
- Character features including exposed beams and mullioned windows
- Grade 2 Listed
- Recently updated bathroom suite
- Front and rear gardens with on-street parking

8 Brook Lane, Bradford BD14 6PH

Well-Presented Two-Bedroom Terrace | Character Features | Rear Garden

Situated on the border of Clayton, this beautifully presented two-bedroom terraced property offers a blend of character and modern living. Featuring original beams, stone mullioned windows, open-plan living space, and a secluded rear garden, the property is ideal for first-time buyers, downsizers, or investors seeking a ready-to-move-into home.



Council Tax Band: B



Ground Floor

Open-Plan Lounge & Kitchen

Upon entry, you are welcomed into a bright and spacious open-plan living area. The lounge offers generous seating space and retains charming original features including exposed beams and stone mullioned windows. A multi-fuel fire provides a warm and inviting focal point.

The kitchen overlooks the secluded rear garden and is fitted with an integrated oven, electric hob, washer dryer, and dishwasher, alongside space for a freestanding fridge freezer.

First Floor

Landing

A bright and open landing provides access to the bedrooms and bathroom.

Bedroom One

A spacious principal bedroom accommodating a king-sized bed, large freestanding wardrobes, and dresser units.

Bedroom Two

A versatile second bedroom ideal as a guest room, nursery, or home office.

Bathroom

The recently modernised bathroom features a bath with shower over, wash basin vanity unit, and WC.

Additional loft access provides useful storage space.

Outside

The property benefits from both front and rear gardens, with the north-west facing rear garden providing an ideal outdoor seating space for the summer months. On-street parking is available nearby.

Location

Conveniently positioned on the border of Clayton, the property benefits from excellent access to local schools, shops, amenities, and transport links, making it an ideal location for a variety of buyers.

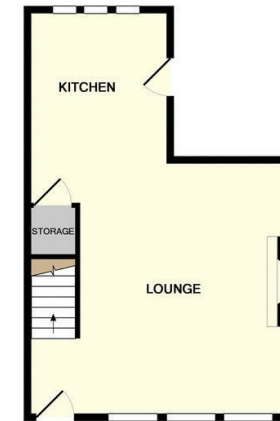
Note - The property is Grade 2 Listed.

Agent Notes & Disclaimer.

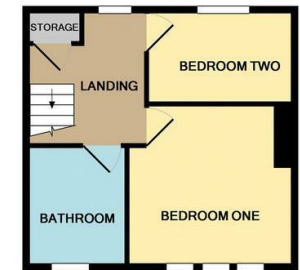
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GROUND FLOOR
APPROX. FLOOR
AREA 36.0 SQ.M.
(387 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 26.9 SQ.M.
(290 SQ.FT.)

TOTAL APPROX. FLOOR AREA 62.9 SQ.M. (677 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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