



Reva Syke Road, Clayton,

£112,500

* END COTTAGE * ONE BEDROOM * READY TO MOVE INTO * IDEAL STARTER HOME *
* HEART OF CLAYTON VILLAGE * PATIO GARDEN *

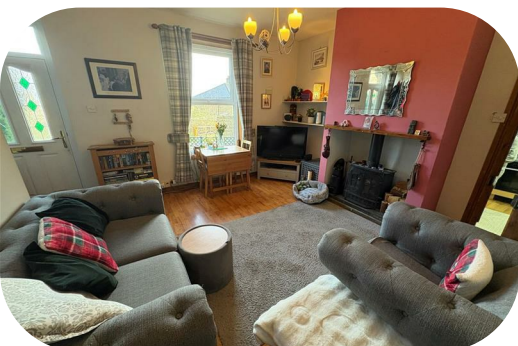
Situated in the heart of Clayton village is this spacious one bedroom end cottage property.

Offering 'ready to move into' accommodation, the property would make an ideal purchase for a FTB/investor/anybody downsizing.

Benefits from a white fitted kitchen, multi fuel fire, gas central heating and double glazing.

The accommodation briefly comprises entrance vestibule, lounge, kitchen, cellar, first floor bedrooms and a house bathroom.

To the outside there is a patio garden with useful storage shed.



Entrance Vestibule

Lounge

14'1" x 13'2" (4.29m x 4.01m)

Having a cast iron multi fuel fire in chimney breast, radiator and double glazed window.

Kitchen

10'7" x 7'4" (3.23m x 2.24m)

With fitted wall and base units incorporating stainless steel sink unit, tiled splashback, oven, hob and extractor hood, plumbing for auto washer and double glazed window.

Cellar

Useful storage.

First Floor

Bedroom One

9'2" x 16'2" (2.79m x 4.93m)

With radiator and double glazed window. Access to loft via a pull down ladder.

Bathroom

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

Exterior

To the outside there is a patio garden to the front of the property with a shed.

Directions

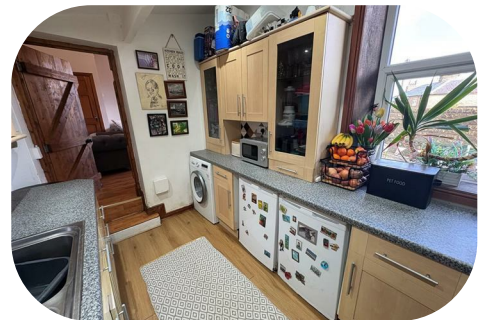
From our office on Queensbury High Street head towards Gothic St, continue to follow A647 towards Bradford for 0.7 miles, turn left onto Baldwin Ln, at the roundabout take the 2nd exit onto Clayton Ln, turn right onto Park Ln, right onto Reva Syke Rd and the property will be seen displayed via our For Sale board.

TENURE

FREEHOLD

Council Tax Band

A / Bradford



Agent Notes & Disclaimer We endeavour to make our particulars fair, accurate and reliable. The information provided does not constitute or form part of an offer or contract, nor may it be regarded as representation. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and for guidance only, as are floorplans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for purpose. We strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. **Money Laundering Regulations** Intending purchasers will be asked to produce identification and proof of finance. We would ask for your co-operation in order that there will be no delay in agreeing a sale. We are covered and members of The Property Ombudsman.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
A (92 plus)		A (92 plus)	
B (81-91)		B (81-91)	
C (69-80)		C (69-80)	
D (55-68)		D (55-68)	
E (39-54)		E (39-54)	
F (13-38)		F (13-38)	
G (1-12)		G (1-12)	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
80	65		
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

8 The Green, Idle, Bradford, West Yorkshire, BD10 9PR Tel 01274 619999 email idle@sugdensesstates.co.uk
44 High Street, Queensbury, Bradford, West Yorkshire, BD13 2PA Tel 01274 888998 email queensbury@sugdensesstates.co.uk
13 Bradford Road, Cleckheaton, BD19 5AG Tel 01274 905905 email cleckheaton@sugdensesstates.co.uk
website www.sugdensesstates.co.uk