



## 232 Bradford Road, Clayton, Bradford, BD14 6BZ

**\*\* GREAT FIRST TIME PURCHASE \*\* OFFERED WITH NO CHAIN \*\*** Delightful Grade II listed Terraced Cottage, set in the Heart of Clayton Village. Situated close to all amenities including shops, schools, pubs and well placed for the commute to Bradford and beyond via the Motorway network. We feel this will appeal to ALL BUYERS as the current owners have created bright contemporary living accommodation whilst retaining many original features. To the ground floor with open plan lounge/kitchen, patio doors leading to a larger than expected split level rear garden. TWO BEDROOMS (one being a rear dormer) and good size bathroom suite. Additional benefits include GCH, upvc DG and alarm. A DETAILED INSPECTION IS HIGHLY RECOMMENDED.

**£119,950**

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## **ENTRANCE HALLWAY**

Stairs leading to first floor

## **OPEN PLAN LIVING AREA 11'6" approx x 10'9" (3.5m approx x 3.28m)**

Good size living area with ceiling spot lights, neutral decoration throughout, sliding patio doors to rear garden, store cupboard and floor hatch leading to cellar

## **CELLAR**

Good size space to be utilised for many uses

## **OPEN PLAN KITCHEN AREA 15'1" x 6'10" (4.6m x 2.08m)**

(approx measurements) Selection of modern wall and base units, worktops with splash back tiled walls, oven, hob and extractor. Stainless steel sink unit and plumbing for automatic washing machine

## **FIRST FLOOR LANDING**

Stairs leading to second floor

## **BEDROOM ONE 14' x 11'5" (4.27m x 3.48m)**

## **BATHROOM**

Modern suite comprising of bath with shower over, sink and W.C. Splash back tiled walls

## **SECOND FLOOR DORMER BEDROOM 15'5" (4.70) max overall x 10'6" (3.20)**

Decorative beamed ceilings, fantastic views and under eave storage

## **OUTSIDE**

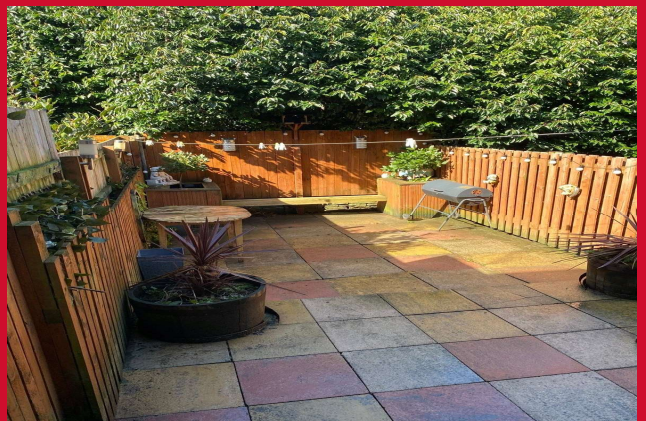
Larger than expected rear garden over two levels, paved and lawn areas. Enclosed fore garden

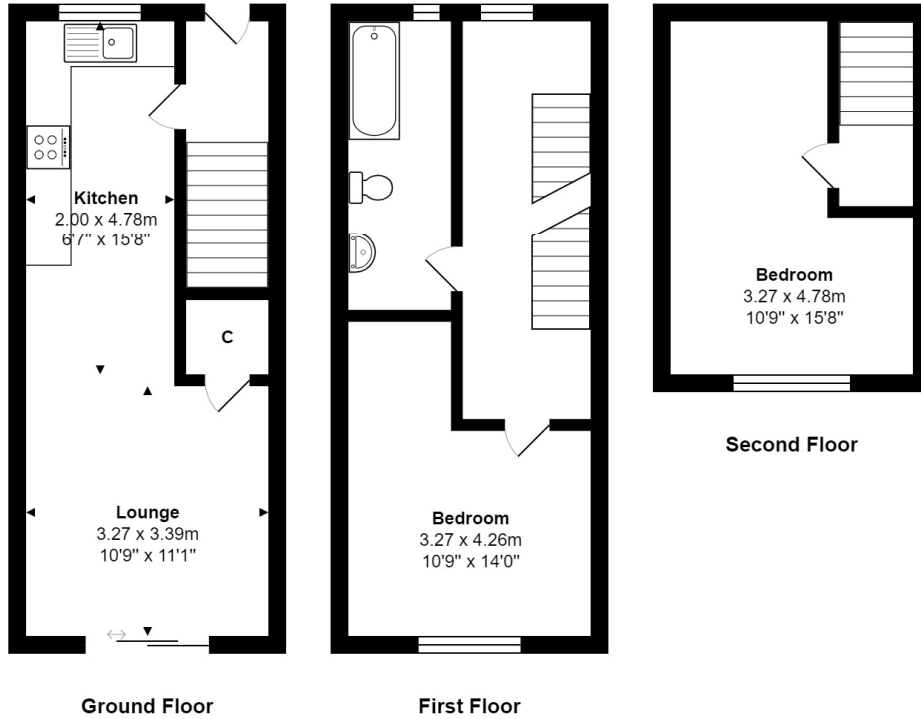
## **GRADE II DISCLAIMER**

NB: THE UPVC CURRENTLY INSTALLED IN THIS PROPERTY IS NON COMPLIANT WITH GRADE II LISTING REQUIRMENTS. WE ADVISE YOU TO CLARIFY WITH YOUR SOLICITOR.

The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance you should obtain independent verification, or we will be pleased to check them for you. These sales particulars do not constitute a contract or part of a contract.







Total Area: 70.1 m<sup>2</sup> ... 755 ft<sup>2</sup>

All measurements are approximate and for display purposes only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>87</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>58</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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