



5 Endsleigh Place, Clayton, Bradford, BD14 6RD

**** NO CHAIN ** TUCKED AWAY LOCATION **** Viewing is an **ABSOLUTE MUST** for this delightful semi COTTAGE situated in the ever popular and sought after village of Clayton. Entry via a PRIVATE ROAD this TWO DOUBLE BEDROOM home is very well presented throughout having well equipped kitchen, good size bathroom, garden area to front, DRIVEWAY, GCH and DG. Being a short walk away from Victoria Park and the Village amenities we feel this is an ideal purchase from first time buyers and those looking to downsize. **BOOK YOUR VIEWING TODAY**

£150,000

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ENTRANCE HALL

LOUNGE 18'2" x 13'10" (5.54m x 4.22m)

Having a feature fireplace housing gas fire, laminate flooring and access to the first floor

KITCHEN 11'6" 5'9" (3.5m 1.75m)

Fully fitted kitchen with a range of wall and base units, worktop, stainless steel sink, oven, hob and extractor, plumbing for automatic washing machine. Laminate flooring, splash back tiled walls and ceiling spot lights. Provides access to cellar

CELLAR

Useful storage area

FIRST FLOOR

Good size landing area with access to loft

BEDROOM ONE 11'9" x 11'1" (3.58m x 3.38m)

BEDROOM TWO 12'6" x 8'9" (3.8m x 2.67m)

With built in wardrobe

BATHROOM 9'9" x 6'6" (2.97m x 1.98m)

Having a three piece white suite with splash back tiled walls and laminate flooring

OUTSIDE

Well maintained garden area to front, driveway to side

FURTHER INFORMATION

Council Tax - Band B

Tenure - Freehold

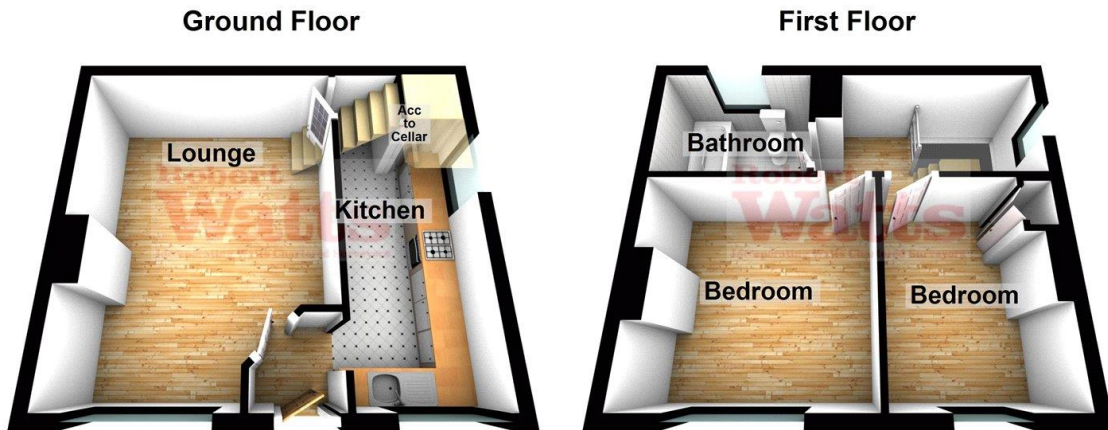
MORTGAGES

We recommend The Mortgage Maestro, who are whole of market mortgage brokers. They have exclusive rates that are not available on the high street. Ben is on hand to discuss all of your mortgage needs. If you would like to arrange an appointment, contact us today.

Your home may be repossessed if you do not keep up to repayments on your mortgage.

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.





Please Note: This plan is for general layout guidance only and not to be relied upon for measurements.
Plan produced using PlanUp.

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

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