



## 9 Cranbrook Street, Clayton, Bradford, BD14 6NX

**\*\* CLAYTON VILLAGE LOCATION \*\* FANTASTIC FIRST TIME PURCHASE \*\* VIEWING STRONGLY ADVISED \*\*** Step inside this lovely **DOUBLE FRONTED FRONT TERRACED** property which briefly comprise: Lounge, kitchen and basement. **TWO BEDROOMS** and bathroom **PLUS** large loft area which some may look to convert (subject to the relevant permissions). Benefitting further from GCH, DG and pleasant gardens to the front. Situated within clayton village which is ideal for many of the amenities on offer and commute to neighbouring villages and towns. We feel this is an ideal property to 'step on the housing ladder' with or buy to let investment

**£120,000**

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## **ENTRANCE**

Direct into the lounge

## **LOUNGE 16'2" x 12'4" (4.93m x 3.76m)**

Lovely size lounge with traditional built in cupboard and draws to alcove. Laminate flooring

## **KITCHEN 6'1" x 12'4" (1.85m x 3.76m)**

Fitted kitchen with a range of wall and base units, worktops, sink and drainer. Freestanding range cooker and plumbing for washer. Access to useful store basement

## **FIRST FLOOR**

Large landing area with loft access

## **BEDROOM ONE 15'7" x 9'1" (4.75m x 2.77m)**

Laminate flooring

## **BEDROOM TWO 9'9" x 7'1" (2.97m x 2.16m)**

## **BATHROOM**

Three piece bathroom with shower over and screen plus mixer taps and store cupboard

## **LOFT**

Good size loft area which has been fully decorated with light and Velux window. Ideal for conversion (subject to the relevant permissions)

## **OUTSIDE**

Pleasant low maintenance tiered gardens with decked seating area

## **FURTHER INFORMATION**

Council Tax - Band A

Tenure - Freehold

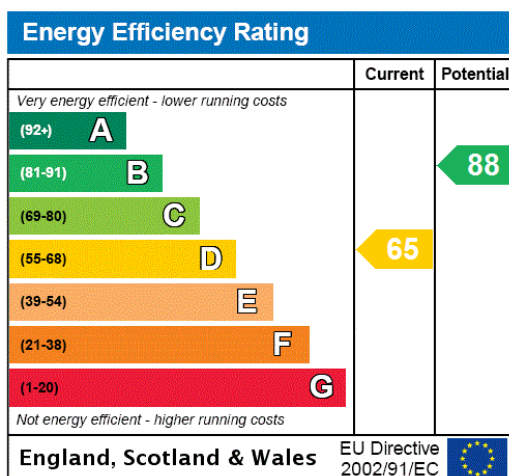
## **MORTGAGES**

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.





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