



57 Clayton Road, Lidget Green, Bradford, BD7 2LX

**** LARGE GARDEN & GARAGE STORE **** Well presented throughout. An ideal purchase for those looking to 'get on the housing ladder or Buy to let investment is this stone built REAR TERRACED property, situated within the Lidget Green, BD7 area which is ideal for local amenities, commute and schools. Briefly comprising: entrance porch leading to vestibule, good size lounge and Galley kitchen. The large basement area has plumbing, power and light, window and additional store off, which presents itself to a possible conversion (subject to permissions). TWO BEDROOMS and bathroom with wardrobe store on the landing and loft access to the first floor. Externally, are good size lawned gardens and garage store. VIEWING IS STRONGLY ADVISED

£99,950

T 01274 601119 **E** wibsey@robertwatts.co.uk **W** robertwatts.co.uk
Wibsey Office: 140 High Street, Wibsey, BD6 1JZ

f [RWEstateAgents](https://www.facebook.com/RWEstateAgents) **t** [@robertwatts_](https://twitter.com/@robertwatts_)

[arla](#) | [propertymark](#) [naea](#) | [propertymark](#)

57 Clayton Road, Lidget Green, Bradford, BD7 2LX

ENTRANCE PORCH 5' x 5' (1.52m x 1.52m)

ENTRANCE HALL 4' x 5' (1.22m x 1.52m)

LIVING ROOM 13' x 14' approx (3.96m x 4.27m approx)

Spacious, brightly lit living room with gas fire place

KITCHEN 12' x 5' (3.66m x 1.52m)

Equipped kitchen with range of wall and base units ,sink unit and useful storage cupboards. Stairs leading to cellar

CELLAR

Spacious cellar with the opportunity for conversion (subject to permissions)

BEDROOM ONE 11' x 12' approx (3.35m x 3.66m approx)

Double bedroom with storage room

BEDROOM TWO 5' x 11' (1.52m x 3.35m)

LANDING

Fitted storage cupboards

BATHROOM 4' x 11' (1.22m x 3.35m)

Three piece white suite with shower over bath, sink and W.C

OUTSIDE

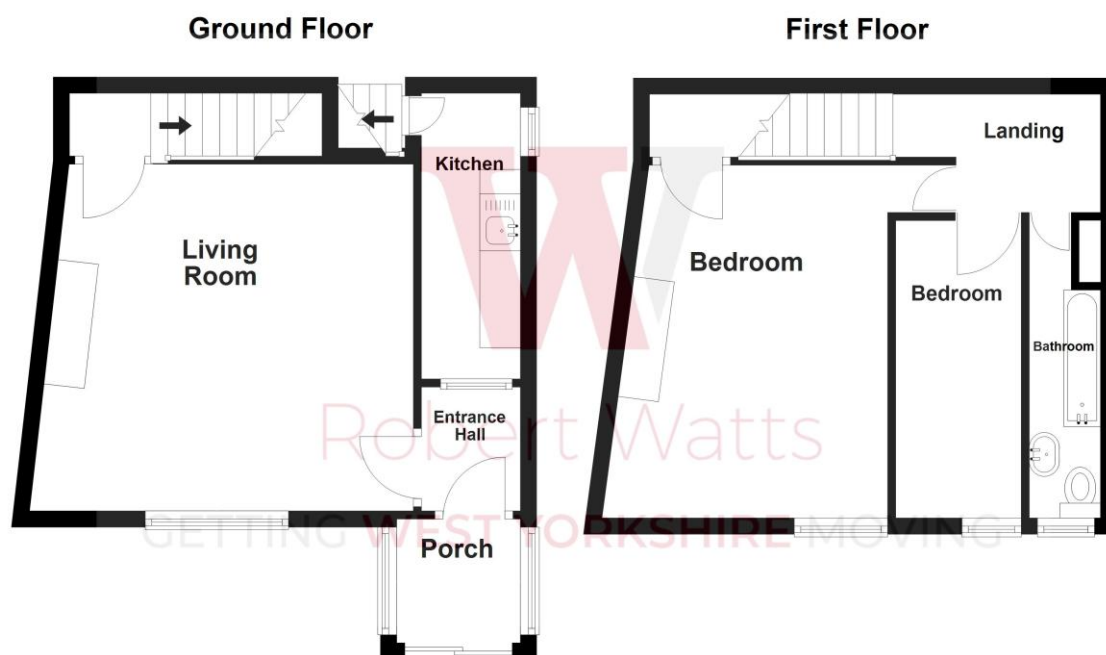
Good sized lawned gardens, ideal for young families and entertaining. Benefits further from a GARAGE STORE (limited vehicle access)

BUYER DISCLAIMER

Please note if you proceed with an offer on this property, we are obliged to undertake mandatory Anti Money Laundering checks on behalf of HMRC. All estate agents have to do this by law and we outsource this process to our compliance partners Credas who charge a fee for this service.

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.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		