



24 Tannerbrook Close, Clayton, Bradford, BD14 6NJ

**** VIEWING ADVISED ** WELL PRESENTED THROUGHOUT ** IDEAL FIRST TIME PURCHASE/YOUNG FAMILY HOME ** MODERN SEMI DETACHED** located within Clayton village. The location provides easy access to local amenities including Quora Retail Park and nearby public transport links to the wider surrounding area. Occupying a generous plot with larger than average lawned garden to the rear, pleasant low maintenance garden to the front with drive and garage. Briefly comprising: entrance hall, lounge, dining kitchen and conservatory. TWO BEDROOMS and family bathroom.

£179,995

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ENTRANCE HALL

Stairs leading to the first floor

LOUNGE 14'2" x 13' max (4.32m x 3.96m max)

Feature fireplace

KITCHEN 9'4" x 5'9" (2.84m x 1.75m)

Fitted kitchen with a selection of wall and base units. Worktops, sink and drainer, plumbing for washer. Opening through into the dining area

DINING ROOM 9'4" x 6'10" (2.84m x 2.08m)

Patio doors leading through to conservatory

CONSERVATORY

A good addition, overlooking the rear gardens

FIRST FLOOR

BEDROOM ONE 13' x 8'11" (3.96m x 2.72m)

Useful store cupboard

BEDROOM TWO 13' x 8'9" (3.96m x 2.67m)

SHOWER ROOM

Modern shower room

OUTSIDE

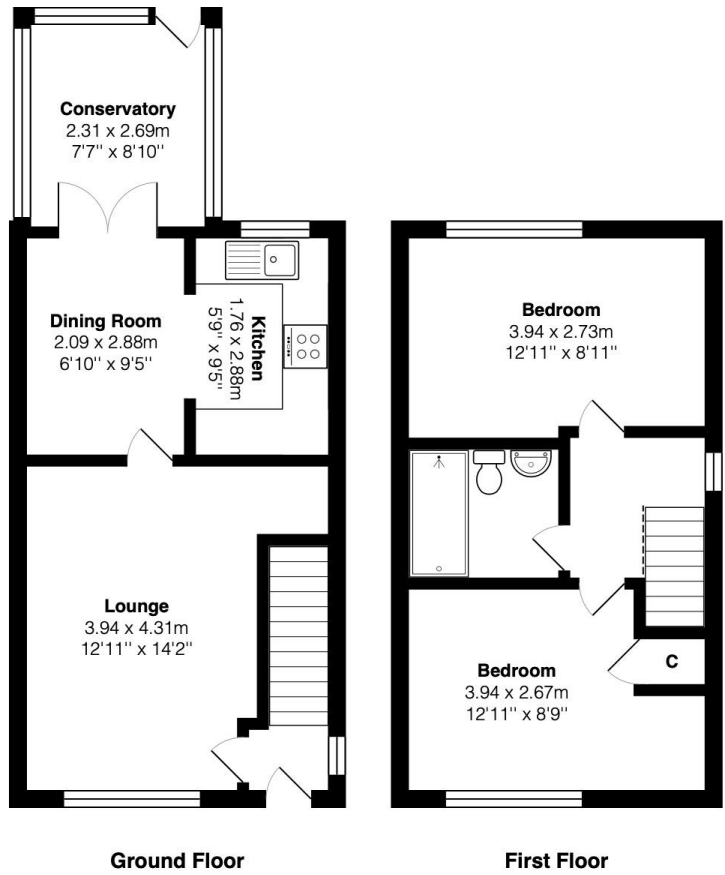
Low maintenance garden to the front. Driveway to side leading to garage. Enclosed gardens to the rear, mainly laid to lawn making an ideal space for entertaining and patio seating area

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.





Total Area: 65.1 m² ... 701 ft²

All measurements are approximate and for display purposes only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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