



I Greenside, Clayton, Bradford, BD14 6AT

Delightfully situated within a prestigious residential location is a unique three bedroom stone built cottage offering versatile living accommodation standing in good sized gardens to front and rear with a detached garage.

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I Greenside, Clayton, Bradford, West Yorkshire, BD14 6AT

Bradford 3 miles, Halifax 5 miles, Leeds 16 miles (all distances approximate)

Guide Price: £270,000

- Stone built cottage
- Three bedrooms
- Characterful home
- Central yet private village location
- Ample lawned gardens
- Detached garage

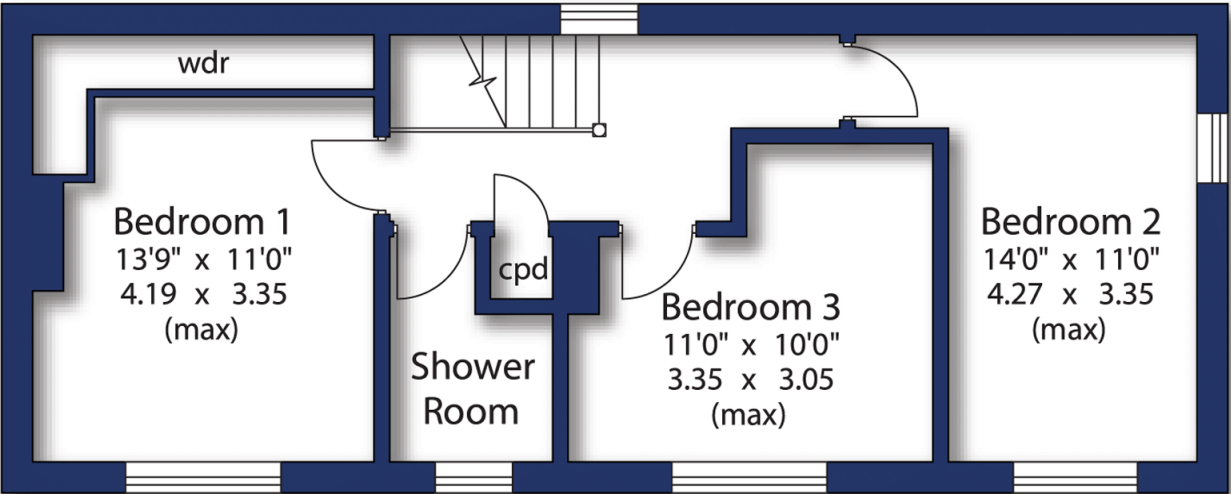


General remarks

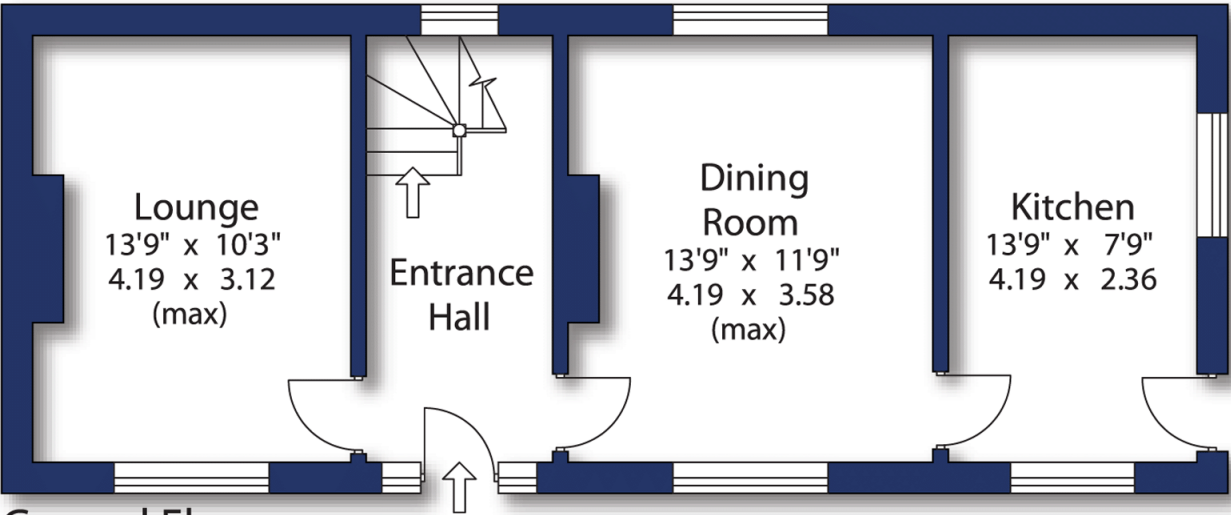
Delightfully situated within a prestigious residential location is a charming and unique three bedroom stone built cottage offering characterful living accommodation in a central village location. The end terrace property is accessed via a private lane shared by just four properties. The property is well maintained and benefits from exceptional gardens lawned gardens to front and rear, and parking with a detached garage to the front.

The accommodation on the ground floor briefly comprises of hallway, living room, dining room and a modern fitted kitchen with a door to the gardens. The first floor landing gives access to three good sized bedrooms and the house shower room. The front of the property is accessed by a stone paved path leading from the drive and garage and continues to the side and rear. The gardens are mature and well stocked with lawns, flower beds and mature trees and shrubs.

The house is delightfully situated in the popular village of Clayton. The area is highly regarded and surrounded by scenic countryside as well as offering local shops and amenities, recreational areas, traditional public houses and well respected schools. The location is also considered to be within daily commuting distance of many West and North Yorkshire business centres which include Bradford, Halifax and Leeds together with good access to the M62 motorway networks.



First Floor



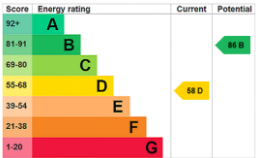
Ground Floor

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Contact us



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Directions

From the roundabout at the centre of the village head along Clayton Lane. Opposite Victoria Park the private drive will be on the right hand side.

Local Authority & Council Tax Band

- The City Of Bradford Metropolitan District Council,
- Council Tax Band E

Tenure, Services & Parking

- Freehold
- Mains electricity, water, drainage and gas are installed. Domestic heating is from a gas fired combination boiler.
- Drive leading to a detached garage

Internet & Mobile Coverage

For information on Internet and Mobile coverage access the Ofcom website from this link <https://checker.ofcom.org.uk/>

Flooding

For information on flood risks please use this link [Check for flooding in England - GOV.UK](#)

Agent's Notes

If any issue such as location, communications or condition of the property are of material importance to your decision to view then please discuss these priorities with us before making arrangements to view.

Buyer Anti Money Laundering Checks

We are required by HMRC to undertake Anti Money Laundering checks for all buyers to the contract. These checks are carried out through iamproperty who will make a charge of £34.20 inclusive of VAT per buyer. We will also need to see proof of funding. We cannot mark a property Sold Subject to Contract until the checks have been satisfactorily completed.

Referral Fees

Where we refer a seller/s or a purchaser/s to any of the following providers (and you are welcome to use an alternative), we reserve the right to claim a reasonable commission in respect of such services which will be charged to the third party provider:- Conveyancing Provider to deal with the transfer of title and Surveyor Services. In either instance the fee/commission will not exceed £450 per case. In respect of referrals to Mortgage Advice Bureau the average fee will be approximately £450 but may vary and is case specific. Any such commission does not affect our prices to you but may result in the third party provider's prices being higher than it may otherwise be.

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