



Guide Price £98,000

- Terraced Cottage
- Two Bedrooms
- Clayton village location
- Grade II Listed
- No onwards chain

18 Holts Lane, Clayton, Bradford, BD14 6BL

An rare opportunity to acquire a Grade II Listed Cottage in the characterful village of Clayton. This through by light terraced home is finished to a good standard and an early viewing is highly recommended.

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18 Holts Lane, Clayton, Bradford, West Yorkshire, BD14 6BL

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

General remarks

Delightfully situated within a well regarded residential location with views over the valley is a charming two

bedroom Grade II listed cottage in a central village location. The mid terraced property is accessed via a characterful country lane to the front. The property is well maintained and offers potential purchasers a characterful home or investment, an early viewing is highly recommended.

The property is accessed from Holts Lane to the front which is a quiet Yorkshire stone paved traditional lane. Entered into the open living room with kitchen separated by an island and a feature fireplace. The first floor has a double bedroom with views over the valley, a single

bedroom/office and the house bathroom. Externally the property has use of a bin store and the private lane.

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.

Directions

From the roundabout at the centre of the village turn on to Town End Road. As the road turns into Low Lane take the left on to Holts Lane and the property is on the right hand side.

Local Authority & Council Tax Band

- The City Of Bradford Metropolitan District Council
- Council Tax Band is currently A

Tenure, Services & Parking

- Freehold
- Mains electricity, water, drainage and gas are installed.
- On street parking.

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.

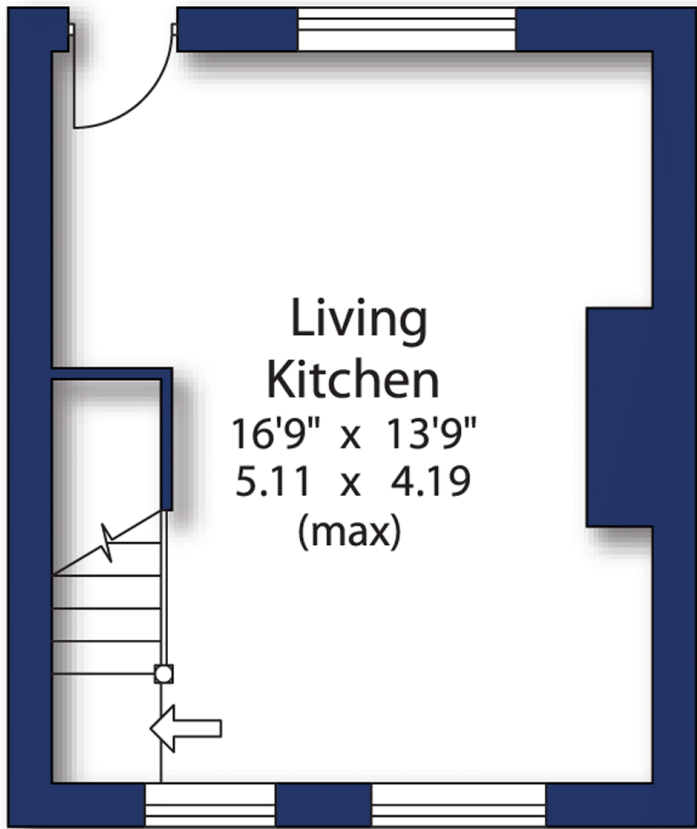
Referral fees

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.

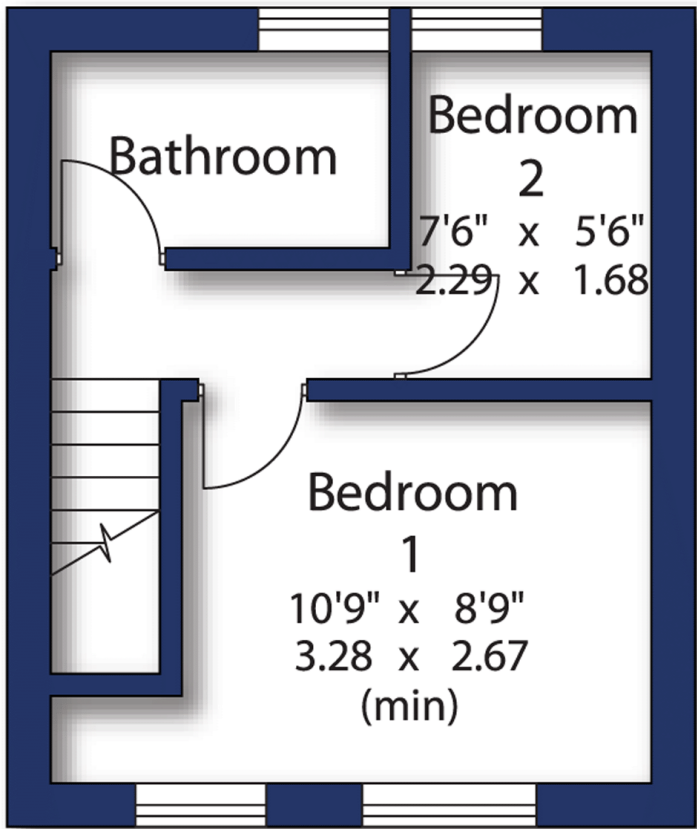
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Floorplans

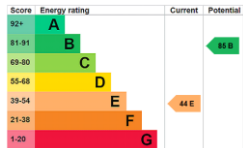


Ground Floor



First Floor

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