



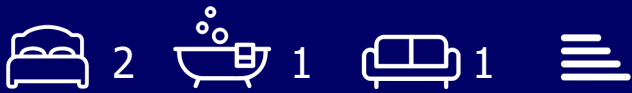
## 3 Back Fold, Clayton, Bradford, BD14 6BW

£110,000

- THROUGH-BY-LIGHT MID-TERRACE COTTAGE
- LOUNGE AND SEPARATE KITCHEN
- WELL PRESENTED & MAINTAINED
- GAS CH & UPVC DG
- BACKWATER LOCATION
- TWO BEDROOMS
- CHARACTER FEATURES THROUGHOUT
- CLOSE TO VILLAGE AMENITIES
- TASTEFULLY APPOINTED
- EARLY VIEWING ADVISED

# 3 Back Fold, Bradford BD14 6BW

**\*\* CHARMING COSY COTTAGE \*\* TWO BEDROOMS \*\* PACKED WITH CHARACTER \*\* WELL PRESENTED THROUGHOUT \*\* COTTAGE GARDEN TO THE FRONT \*\* Bronte Estates are delighted to list this stunning through-by-light cottage in the heart of Clayton village. Tastefully appointed throughout and retaining all the character features. Briefly comprising of a lounge, kitchen, two bedrooms and a shower room. Do not miss your chance to make this superb property your own! An ideal first time buy, or perhaps for those down-sizing. A real gem. View now!**



Council Tax Band: A



## **Lounge**

13'8 x 13'1

A really cosy, characterful reception room with interesting features such as exposed beams, fitted dresser with storage & open shelving and the original fireplace recess. There are inset spotlights to the ceiling, a central heating radiator, stove style electric fire and a window to the front elevation.

## **Kitchen**

10'11" x 6'6" max

A quirky, characterful kitchen incorporating a range of fitted base units with work surfaces over, rustic open shelving, exposed stone work and a window to the rear elevation. There is an integrated electric oven, gas hob, plumbing for a washing machine and space for a fridge-freezer. Spotlights to the ceiling, central heating radiator and a door to the cellar.

## **Cellar**

A small cellar space providing further storage.

## **First Floor**

Landing area with a central heating radiator and doors off to the bedrooms & bathroom.

## **Bedroom One**

12'0 x 8'1

Fitted cupboards and clothes hanging space, central heating radiator and a window to the rear elevation.

## **Bedroom Two**

7'5 x 7'3

Laminate flooring, window to the front elevation and a central heating radiator.

## **Shower Room**

Corner shower with glass sliding doors and a mains powered shower, pedestal washbasin and a low flush WC. Central heating boiler (Ideal Combi) and a window to the front elevation.

## **External**

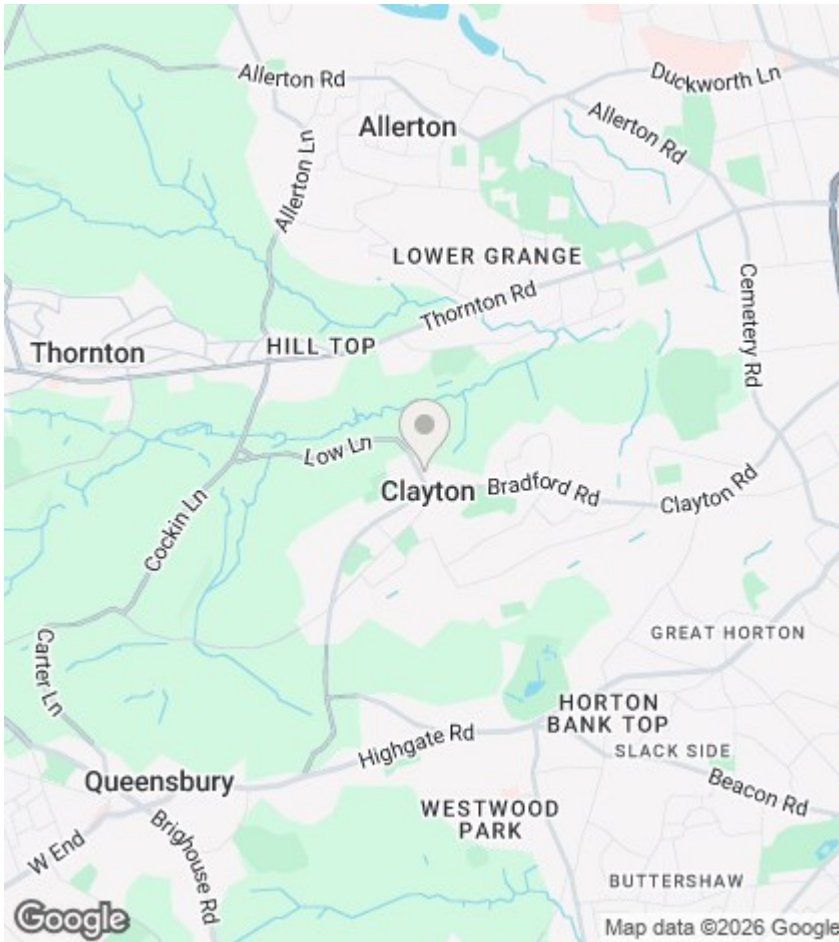
To the front of the property is a bin-store area plus a cottage style garden with gravel, a raised flowerbed, mature shrubs and planting. Ideal for sitting out in the summer months.

## **Please Note**

New Energy Certificate and Floor Plan to follow.







## Directions

## Viewings

Viewings by arrangement only.  
Call 01274884040 to make an appointment.

## EPC Rating:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	