



Bradford Road, Clayton,

£160,000

* END TOWN HOUSE * THREE BEDROOMS * STABLES * GARDENS * PARKING * GARAGE *
* IDEAL STARTER HOME * SPACIOUS DINING KITCHEN *

This three bedroom end town house would make a superb purchase for anybody who is looking for that property with a little difference.

An excellent opportunity for a FTB/Young Couple.

Having a spacious dining kitchen, gardens, garage and stables to the rear.

The accommodation briefly comprises entrance porch, vestibule, lounge, dining kitchen, three first floor bedrooms and a house bathroom.

To the outside there are good sized gardens to the rear, shared driveway, single garage and stables to the rear.



Entrance Porch

Entrance Hall

Lounge

16' into bay x 12'8" (4.88m into bay x 3.86m)

With a coal effect gas fire in feature fireplace surround, bay window, radiator.



Dining Kitchen

16'2" max x 16'10" max (4.93m max x 5.13m max)

L shaped. With wall and base units incorporating stainless steel sink unit, store cupboard.



First Floor Landing

Bedroom One

12'3" x 8'8" (3.73m x 2.64m)

With radiator.

Bedroom Two

9'10" x 8'4" (3.00m x 2.54m)

With radiator.



Bedroom Three

7' x 7' (2.13m x 2.13m)

With radiator.



Bathroom

Three piece white suite, part tiled walls and radiator.



Exterior

To the outside there is a garden to the front, drive to the side leading to garage, together with a lawned garden to the rear with stables.

Directions

From our office on Queensbury High Street head east on High St/A647 towards Gothic St, continue to follow A647 for 0.7 miles, turn left onto Baldwin Ln, proceed straight ahead at the roundabout, after 1.2 miles at the roundabout continue straight onto Bradford Rd.

TENURE

FREEHOLD

COUNCIL TAX BAND

B

Agent Notes & Disclaimer We endeavour to make our particulars fair, accurate and reliable. The information provided does not constitute or form part of an offer or contract, nor may it be regarded as representation. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and for guidance only, as are floorplans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for purpose. We strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. **Money Laundering Regulations** Intending purchasers will be asked to produce identification and proof of finance. We would ask for your co-operation in order that there will be no delay in agreeing a sale. We are covered and members of The Property Ombudsman.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A		86	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C		65	(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC			England & Wales EU Directive 2002/91/EC		

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