



Grebe Close, Clayton Heights

£360,000

- * EXTENDED DETACHED * FOUR BEDROOMS * MODERN KITCHEN * TWO MODERN BATH/SHOWER ROOMS *
- * SUPERBLY PRESENTED * READY TO MOVE INTO * POPULAR LOCATION * LANDSCAPED GARDEN *
- * DRIVE & GARAGE * CLOSE TO AMENITIES & SCHOOLS *

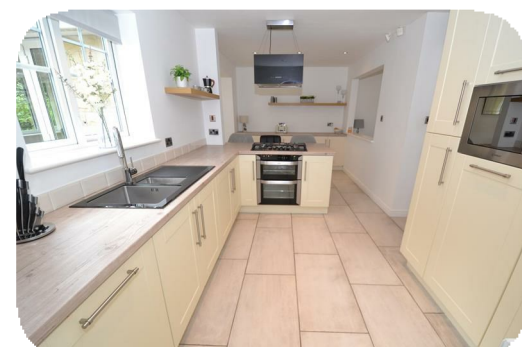
This superbly presented four bedroom extended detached property offers ready to move into accommodation.

Situated in the desirable location of Westwood Park which is sought after by young/growing families.

Having been modernised throughout by the present owners to offer a modern fitted kitchen, house bathroom and en-suite shower room.

Within easy reach of amenities, shops, local schools and excellent walks.

To the outside there is a landscaped garden to the rear with a driveway leading to a single garage.





Entrance Hall

With radiator.

Lounge

17'3" x 10'5" (5.26m" x 3.18m")

With a living flame gas fire in feature fireplace surround, bay window and two radiators.

Family Living Kitchen

20'3" x 8'10" (6.17m" x 2.69m")

Modern fitted kitchen having a range of wall and base units incorporating sink unit, tiled splashback & floor, integrated dishwasher, fridge, microwave, double oven & hob with extractor, breakfast bar and radiator.

Utility

5'3" x 8'10" (1.60m x 2.69m)

With fitted base units incorporating sink unit, tiled splashback & floor, integral washing machine, freezer, double glazed window.

Cloakroom/wc

Modern two piece suite comprising low flush wc, pedestal wash basin, tiled splash back and radiator.

Dining Room

11'7" x 10'11" (3.53m x 3.33m)

With feature radiator, double glazed window, French doors to rear.

First Floor Landing

Bedroom One

10'4" x 11'1" (3.15m" x 3.38m")

Fitted wardrobes and radiator.

En Suite

Modern three piece suite comprising shower cubicle, low flush wc, pedestal wash basin, tiled walls and radiator.

Bedroom Two

10'0" x 11'1" (3.05m" x 3.38m")

Fitted wardrobes and radiator.

Bedroom Three

11'8" x 8'6" (3.56m" x 2.59m")

Radiator.

Bedroom Four

6'10" x 9'11" (2.08m" x 3.02m")





Bathroom

Modern three piece suite comprising panelled bath, vanity sink unit, low flush wc, tiled walls & floor and radiator.

Exterior

Low maintenance landscaped patio and stocked garden to the rear with driveway leading to single garage.

Directions

From our office on Queensbury High Street head east on High St/A647 towards Gothic St, continue to follow A647, after 1.1 miles turn right onto The Birdwalk, turn right onto Sheila Henry Dr, right onto Dunnock Ave, left onto Grebe Cl, turn left to stay on Grebe Cl, continue straight to stay on Grebe Cl and the property will shortly be seen displayed via our For Sale board.

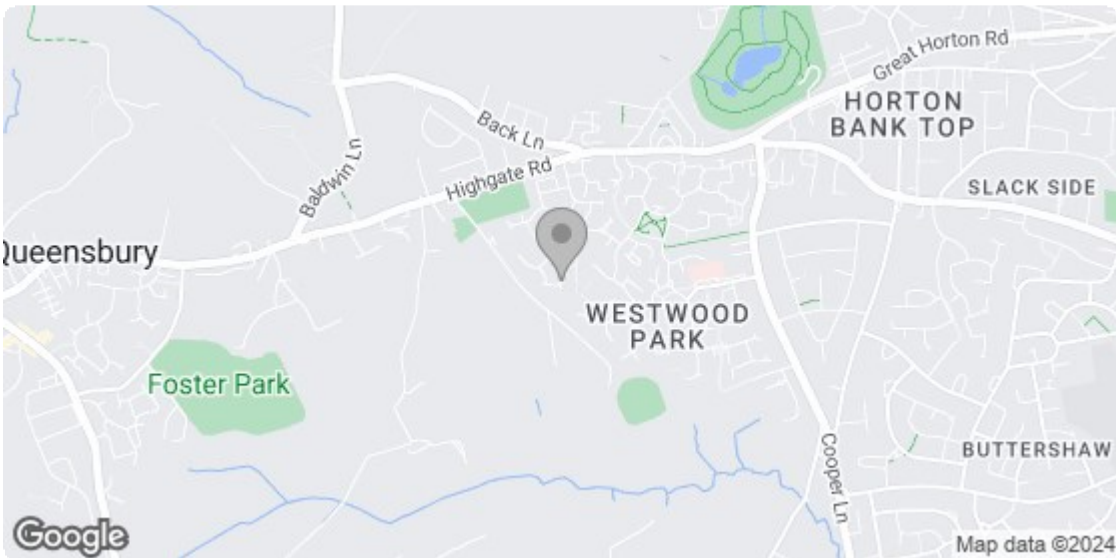
Council Tax Band

E

Tenure

FREEHOLD.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive	2002/91/EC
Environmental Impact (CO₂) Rating		

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.

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