



Bewick Court, Clayton Heights, Offers Over £98,000

* GROUND FLOOR FLAT * TWO BEDROOMS * POPULAR AREA *
* ALLOCATED PARKING * STORAGE OUTHOUSE *

Situated on the much sought after residential Westwood Park Development is this two bedroom ground floor flat. Offering deceptively spacious accommodation, the property would appeal to a number of buyers.

Benefits from gas central heating, double glazing and allocated parking.

The accommodation briefly comprises entrance vestibule, lounge/diner, kitchen, two bedrooms and a bathroom. To the outside there is a garden, allocated parking and a small outhouse for storage.

975 years remaining on lease, approx. £500 per year - includes ground rent, buildings insurance & up keep of communal areas/car park.



Entrance Vestibule

With useful storage cupboard.

Lounge/Diner

17'9" x 16'3" (5.41m x 4.95m)

With electric fire, two radiators, two double glazed windows.

Kitchen

8' x 7'4" (2.44m x 2.24m)

With fitted wall and base units incorporating sink unit, oven, hob and extractor fan, plumbing for auto washer, double glazed window.

Bedroom One

12'7" x 8'3" (3.84m x 2.51m)

With fitted wardrobes, radiator and double glazed window.

Bedroom Two

9'6" x 8'8" (2.90m x 2.64m)

With radiator and double glazed window.

Bathroom

Three piece suite comprising panelled bath, low suite wc, pedestal wash basin, radiator and extractor fan.

Exterior

To the outside there is a small garden with storage outhouse and allocated parking.

Directions

From our office on Queensbury High Street head east on High St/A647 towards Gothic St, continue to follow A647 for 1.1 mile, turn right onto The Birdwalk, turn right onto Bunting Dr, right onto Bewick Ct and the property will shortly be seen displayed via our For Sale board.

TENURE

TO BE ADVISED.

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			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(15-38) F			(15-38) F		
(1-14) G			(1-14) 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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