



Dan Lane, Clayton Heights

£290,000

* DETACHED * FOUR BEDROOMS * TWO RECEPTION ROOMS * MODERN KITCHEN *
* TWO MODERN BATH/SHOWER ROOMS * GARDENS * DRIVE * GARAGE *

Situated on the much sought after Westwood Park development, is this four bedroom detached property. Tucked away on a driveway which provides access to only two properties, this family sized home would make an ideal purchase for a number of buyers.

Benefits from a modern fitted kitchen, two bath/shower rooms and two reception rooms.

Having amenities, bus routes and local schools near by.

To the outside there are gardens to both front and rear, together with a driveway leading to an integral garage.





Entrance Hall

With radiator.

Cloakroom/WC

Two piece suite comprising low suite wc, pedestal wash basin, radiator and double glazed window.

Lounge

14'7" x 13'3" (4.45m x 4.04m)

With electric fire in fireplace surround, radiator and double glazed window.

Dining Room

10'5" x 8'10" (3.18m x 2.69m)

With radiator, understairs storage, patio doors.

Kitchen

10'3" x 7'6" (3.12m x 2.29m)

Modern fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, integrated fridge/freezer, dishwasher, oven, hob, extractor hood, radiator and double glazed window.

Utility

6'7" x 8' (2.01m x 2.44m)

Modern fitted base units incorporating stainless steel sink unit, plumbing for auto washer, radiator, double glazed door to rear.

First Floor Landing

Useful storage cupboard.

Bedroom One

12'10" x 10' (3.91m x 3.05m)

With radiator and double glazed window. En-Suite Shower Room;

En Suite Shower Room

White three piece suite comprising shower cubicle, low suite wc, pedestal wash basin, radiator, double glazed window.

Bedroom Two

10'4" x 8'10" (3.15m x 2.69m)

With radiator and double glazed window.

Bedroom Three

11'5" x 8' (3.48m x 2.44m)

With radiator and double glazed window.





Bedroom Four

12'1" x 8' (3.68m x 2.44m)

With radiator and double glazed window.

Bathroom

Three piece suite comprising panelled bath mixer overhead shower, low suite wc, pedestal wash basin, radiator, double glazed window, part tiled walls.

Exterior

To the outside there is a well maintained lawned and patio garden to the front and rear, together with a driveway leading to an integral garage.

Directions

From our office on Queensbury High Street head east on High St/A647 towards Gothic St, continue to follow A647 for 1.1 miles, turn right onto The Birdwalk, turn right onto Sheila Henry Drive and Dan Lane will be seen where the property is displayed via our For Sale board.

TENURE

FREEHOLD

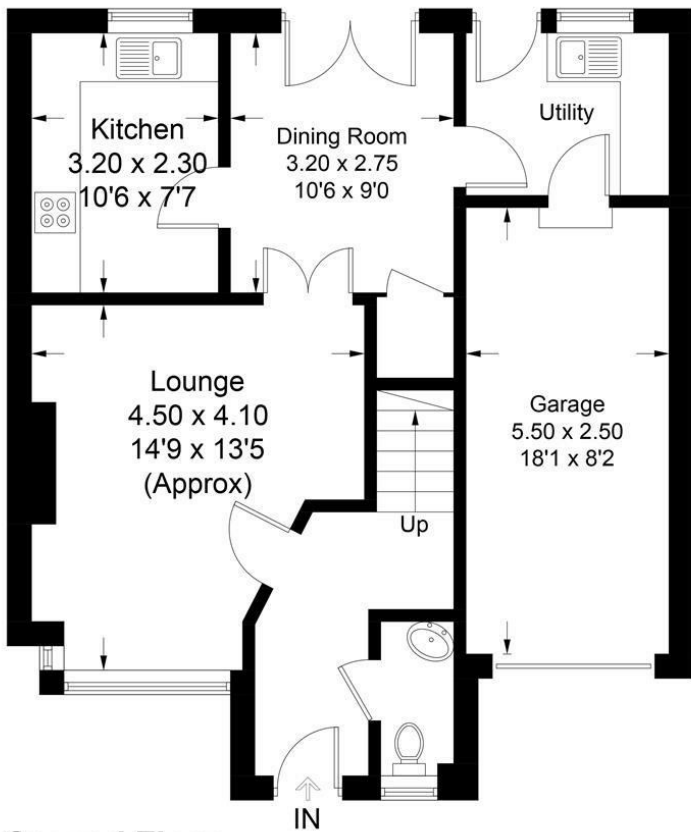
Council Tax Band

C

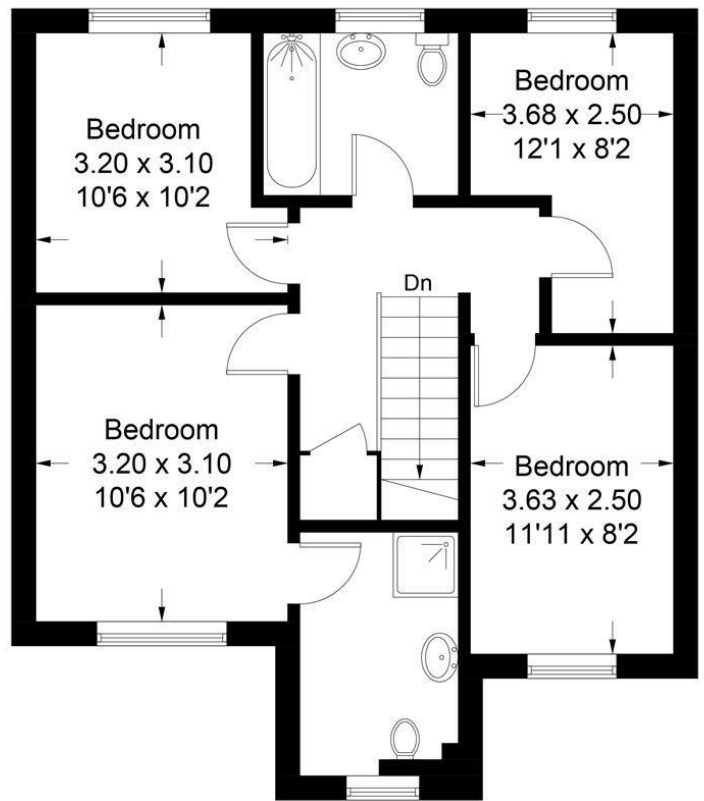


Dan Lane, BD6

Approximate Gross Internal Area = 111.2 sq m / 1197 sq ft
(Excluding Garage)

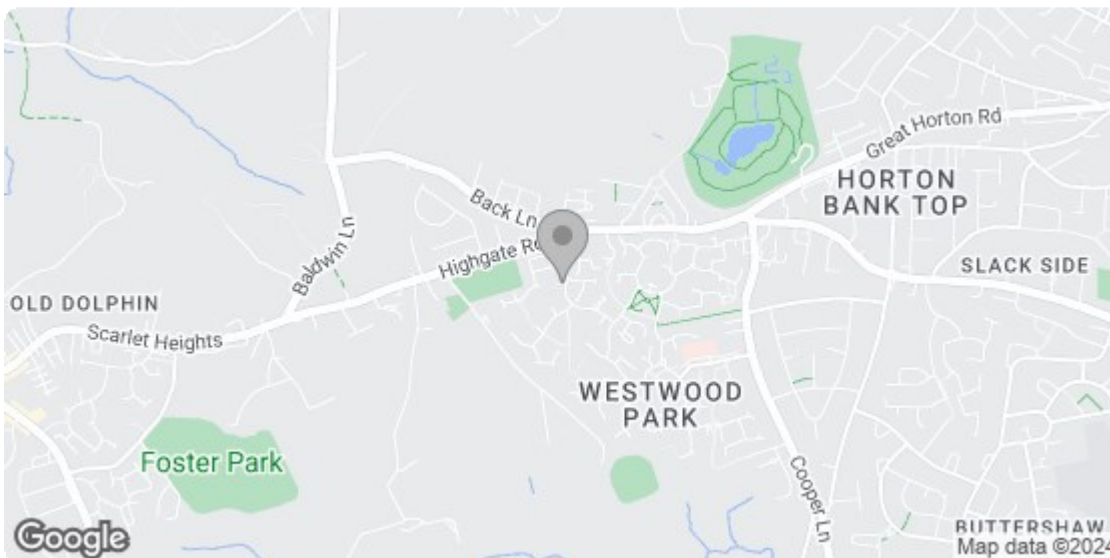


Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1089860)



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		
		79
	65	
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) 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.

8 The Green, Idle, Bradford, West Yorkshire, BD10 9PR Tel 01274 619999 email idle@sugdensesstates.co.uk
 44 High Street, Queensbury, Bradford, West Yorkshire, BD13 2PA Tel 01274 888998 email queensbury@sugdensesstates.co.uk
 13 Bradford Road, Cleckheaton, BD19 5AG Tel 01274 905905 email cleckheaton@sugdensesstates.co.uk

website www.sugdensesstates.co.uk



Sugden Properties Ltd trading as Sugdens. Registered office 8 The Green, Idle, Bradford, West Yorkshire, BD10 9PR. Reg No. 8180915

