



## Oakleigh Avenue, Clayton,

**£225,000**

\* LINK DETACHED \* TWO DOUBLE BEDROOMS \* SOUGHT AFTER LOCATION \*  
\* GARDEN \* DRIVE \* GARAGE \* CLOSE TO AMENITIES \* MODERN SHOWER ROOM \*

Situated in the highly sought after location of Clayton Village is this two double bedroom link detached bungalow. The property would make an excellent purchase for anybody looking at downsizing and is within walking distance of amenities, shops and bus routes.

Having a modern fitted shower room, gas central heating and double glazing.

The accommodation briefly comprises entrance porch, hallway, lounge, kitchen, two bedrooms and a shower room. To the outside there is a lawned and patio garden to the rear with a driveway leading to a larger than average garage.



## Entrance Hall

With useful storage cupboard and radiator.

## Kitchen

11'1" x 8'10" (3.38m x 2.69m)

White fitted wall and base units incorporating sink unit, plumbing for auto washer, radiator and double glazed window.



## Lounge

14'8" x 11'11" (4.47m x 3.63m)

With a living flame gas fire in fireplace surround, radiator and double glazed window.

## Bedroom One

11'11" x 10'11" (3.63m x 3.33m)

With radiator and double glazed window.



## Bedroom Two

10'1" x 6'7" (3.07m x 2.01m)

With radiator and double glazed window.

## Shower Room

Modern shower room comprising shower cubicle, low suite wc, pedestal wash basin, radiator, double glazed window.



## Exterior

To the outside there are lawned and patio gardens to both front and rear, together with a driveway providing off-road parking leading to to a larger than average garage.

## Directions

From our office on Queensbury High Street, head east on High St/A647 towards Gothic St, continue to follow A647, turn left onto Baldwin Ln, at the roundabout take the 2nd exit onto Clayton Ln, turn right onto Park Ln, left onto Nursery Rd, right onto Station Rd, right onto Oakleigh Ave and the property will be seen displayed via our For Sale board.



## TENURE

FREEHOLD

## Council Tax Band

C



**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 <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
A (92-100)		A (92 plus)	
B (81-91)		B (81-91)	
C (69-80)		C (69-80)	
D (55-68)		D (55-68)	
E (39-54)		E (39-54)	
F (13-38)		F (13-38)	
G (1-12)		G (1-12)	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

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