



Buckingham Crescent, Clayton,

£279,950

**** DETACHED TRUE BUNGALOW ** THREE BEDROOMS ** SOUGHT AFTER LOCATION ****

**** IMMACULATE ** MODERN KITCHEN/BATHROOM ** GARDENS, GARAGE & PARKING ****

Superb three bedroom detached true bungalow which offers 'READY TO MOVE INTO' accommodation.

Located in the much sought after area of Clayton and overlooking open fields to the front aspect.

Having a modern fitted kitchen, house bathroom, driveway and garden to rear.

The property would make an ideal purchase for a young family or anybody downsizing.

Briefly comprising entrance hallway, lounge, dining room, kitchen, three bedrooms and a house bathroom.

To the outside there are gardens to front and rear with a driveway leading to a part garage (used as storage space).

VIEWING ESSENTIAL!!



Hallway

Lounge

13'11" x 13'2" (4.24m" x 4.01m")

Radiator and patio door leading to rear.

Dining Room

11'1" x 7'7" (3.38m" x 2.31m")

Radiator.

Kitchen

10'8" x 8'10" (3.25m" x 2.69m")

Modern fitted kitchen having a range of wall and base units incorporating ceramic sink unit, double oven, hob & extractor, integrated fridge freezer, integrated dishwasher and plumbing for auto washer.

Bedroom One

14'3" x 8'1" (4.34m" x 2.46m")

Built in wardrobes and radiator.

Bedroom Two

10'1" x 10'10" (3.07m" x 3.30m")

Radiator.

Bedroom Three

7'6" x 7'9" (2.29m" x 2.36m")

Radiator.

Bathroom

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

Exterior

Well stocked gardens to both front and rear with a driveway leading to a single garage and providing off street parking.
(Part garage currently used as storage)

Council Tax Band

C

Tenure

FREEHOLD.



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	
Current	Potential	Current	Potential
Very energy efficient - lower running costs	Very energy efficient - lower running costs	Very environmentally friendly - lower CO ₂ emissions	Very environmentally friendly - lower CO ₂ emissions
(92 plus) A	94	(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	
(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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