



Bradford Road, Clayton,

£150,000

*** SEMI DETACHED * THREE BEDROOMS * IDEAL FTB/FAMILY *
* GARDENS * PARKING * GARAGE ***

This three bedroom semi detached property is located on the outskirts of Clayton Village. The property would make an ideal purchase for a FTB/Young Family and benefits from gas central heating, double glazing, gardens and garage.

Briefly comprising entrance vestibule, lounge, dining kitchen and a utility room. There are three first floor bedroom and a house bathroom.

To the outside there are gardens to side and rear with a off street parking and a single garage.



Entrance Vestibule

With radiator.

Lounge

16' x 12'11" (4.88m x 3.94m)

With two radiators and two double glazed windows.

Dining Kitchen

13'9" x 9' (4.19m x 2.74m)

With fitted wall and base units incorporating stainless steel sink unit, tiled splashback, oven, hob and extractor hood, radiator and double glazed window.

Utility

9'1" x 5'7" (2.77m x 1.70m)

With plumbing for auto washer.

First Floor

Bedroom One

13'2" x 11' (4.01m x 3.35m)

With radiator and two double glazed windows.

Bedroom Two

8'7" x 10'11" (2.62m x 3.33m)

With radiator, double glazed window and built in wardrobe.

Bedroom Three

8'8" x 8'10" (2.64m x 2.69m)

With radiator and double glazed window.

Bathroom

Three piece suite comprising panelled bath, low suite wc, pedestal wash basin, radiator and double glazed window.

Exterior

To the outside there are gardens to the side and rear. together with off-road parking leading to a single 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, go through the roundabout, at the next roundabout continue straight onto Bradford Rd, turn right to stay on Bradford Rd and the property will be seen displayed via our For Sale board.

TENURE

FREEHOLD

Council Tax Band

A



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	

Energy Efficiency Rating: 81 (Current), 65 (Potential)
Environmental Impact (CO₂) Rating: B (Current), C (Potential)

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