



Delph Terrace, Clayton,

£164,950

**** TOWN HOUSE ** THREE BEDROOMS ** WELL PRESENTED ** FAR REACHING VIEWS TO REAR **
** GARDENS & PARKING ** SOUGHT AFTER LOCATION ** NO CHAIN ** QUIET CUL-DE-SAC ****

Situated in a sought after location in Clayton Village in a small quiet cul -de- sac and within walking distance of amenities, shops, and local schools, Excellent countryside walks on your door step, three bedroom stone built town house.

The property offers a superb opportunity for a number of buyers and boasts a block paved driveway and well maintained garden to the rear with attractive far reaching views.

Briefly comprising of an entrance porch, vestibule, lounge, dining kitchen and a rear porch. There are three first floor bedrooms and a house bathroom.

To the outside there is a well maintained garden to the rear with a double driveway providing off street parking to the front.



Entrance Porch

Hallway

Lounge

13'9" x 12'9" (4.2 x 3.9)

Coal effect gas fire with feature fireplace surround and radiator.

Dining - Kitchen

16'8" x 9'2" (5.1 x 2.8)

Fitted kitchen having a range of wall and base units incorporating acrylic 1 1/2 bowl sink unit, oven & hob, plumbing for auto washer and radiator.

Rear Porch

Door leading from the dining room , Ideal for storage. Leads to rear garden.

First Floor Landing

Bedroom One

12'5" x 11'5" (3.8 x 3.5)

Built in wardrobes and radiator.

Bedroom Two

9'6" x 8'2" (2.9 x 2.5)

Built in wardrobes and radiator.

Bedroom Three

6'10" x 5'6" (2.1 x 1.7)

Single room with window to the front .

Bathroom

Three piece suite comprising panel bath, overhead shower, low flush wc, pedestal wash basin and radiator.

Exterior

Well maintained lawn and patio garden to rear with farmland countryside views and blocked paved drive providing parking for two vehicles.

Council Tax Band

B

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		
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		
(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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