



Oakleigh Avenue, Clayton,

£235,000

* LINK DETACHED BUNGALOW * EXTENDED * TWO BEDROOMS * CLOSE TO AMENITIES *
* CONSERVATORY * MODERN KITCHEN & SHOWER ROOM * GARDENS * DRIVE * GARAGE *

Situated within walking distance of Clayton Village, is this two bedroom link detached extended bungalow. Having a modern fitted kitchen, shower room and conservatory, the property would appeal to a number of buyers.

The property is within easy reach of amenities, shops and Quora Retail Park.

The accommodation briefly comprises entrance hallway, lounge, kitchen, conservatory, two bedrooms and a shower room. To the outside there is a low maintenance patio and well stocked garden to the rear, together with a driveway leading to garage which boasts a useful utility area to the rear.



Entrance Hall

With radiator access to loft with pull down ladder and a boarded loft.

Lounge

14'9" x 11'10" (4.50m x 3.61m)

With electric fire in feature fireplace surround, radiator.

Kitchen

10'11" x 8'10" (3.33m x 2.69m)

Modern grey gloss fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, integrated fridge, freezer, auto washer/dryer, dishwasher, built in microwave and oven.

Sun Room

8'10" x 8'6" (2.69m x 2.59m)

The room is usable all year round with full insulation, radiator and UPVC door leading to rear garden.

Bedroom One

11'7" x 10'9" (3.53m x 3.28m)

With fitted wardrobes and radiator.

Bedroom Two

9'11" x 7'2" (3.02m x 2.18m)

With fitted wardrobes and radiator.

Shower Room

Modern three piece suite and heated towel rail.

Exterior

To the outside there are gardens to both front and rear, together with driveway leading to an attached garage with automatic door/electric.

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, right onto Oakleigh Terrace, right onto Oakleigh Rd, left onto Oakleigh Ave, turn left to stay on 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 ₂) Rating		
Current	Potential		Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(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			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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