



## The Avenue, Clayton,

**£215,000**

**\*\* SEMI DETACHED BUNGALOW \*\* TWO BEDROOMS \*\* TWO RECEPTION ROOMS \*\*  
\*\* POPULAR LOCATION \*\* MODERN BATHROOM \*\* GARDENS, PARKING & DOUBLE GARAGE \*\***

This two bedroom + occasional room semi detached bungalow would make an ideal purchase for a number of buyers. Ideally located on the outskirts of Clayton which boasts amenities, shops and excellent rural walks.

Benefits from a double garage, garden to the rear and a modern bathroom.

The accommodation briefly comprises of an entrance, hallway, lounge, kitchen, dining room, two bedrooms and house bathroom.

To the first floor there is a useful occasional room.

To the outside there is a lawned and patio garden to the rear with a conservatory room which can only be accessed from the garden. There is a driveway providing off street parking which leads to a double garage.



## Entrance

## Hall

Radiator.

## Lounge

13'1" x 11'9" (3.99m" x 3.58m")

Electric fire and radiator.

## Kitchen

10'9" x 8'2" (3.28m" x 2.49m")

White fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, tiled splash back, oven & hob, plumbing for auto washer and radiator.

## Dining Room

8'6" x 9'4" (2.59m" x 2.84m")

Radiator.

## Bedroom One

11'0" x 9'5" (3.35m" x 2.87m")

Sliding wardrobes and radiator.

## Bedroom Two

8'9" x 9'0" (2.67m" x 2.74m')

Radiator.

## Bathroom

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

## Occasional Room

16'3" x 9'7" (4.95m" x 2.92m")

Velux window.

## Exterior

To the front there is a driveway leading to a double garage, with an enclosed lawn and patio garden to rear.

## Conservatory

9'1" x 9'7" (2.77m" x 2.92m")

Access via garden only.

## 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 <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
A (92-91)		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	
83	55		
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

8 The Green, Idle, Bradford, West Yorkshire, BD10 9PR Tel 01274 619999 email [idle@sugdensesstates.co.uk](mailto:idle@sugdensesstates.co.uk)  
44 High Street, Queensbury, Bradford, West Yorkshire, BD13 2PA Tel 01274 888998 email [queensbury@sugdensesstates.co.uk](mailto:queensbury@sugdensesstates.co.uk)  
13 Bradford Road, Cleckheaton, BD19 5AG Tel 01274 905905 email [cleckheaton@sugdensesstates.co.uk](mailto:cleckheaton@sugdensesstates.co.uk)  
website [www.sugdensesstates.co.uk](http://www.sugdensesstates.co.uk)