



Tanton Crescent, Clayton,

£155,000

**** SEMI DETACHED ** FOUR BEDROOMS ** MODERN KITCHEN & BATHROOM ****

**** GARDENS & PARKING ** CLOSE TO CLAYTON VILLAGE ** VERY WELL PRESENTED ****

Offering "ready to move into" accommodation at an affordable price is this delightful four bedroom semi detached house. Benefits gas central heating, upvc double glazing and briefly comprises reception hall, lounge, stunning fitted dining - kitchen, cloakroom, four first floor bedrooms and a modern white house bathroom. Outside are gardens and parking.

Viewing is a must!!



Reception Hall

Radiator.

Cloakroom

Low flush wc, pedestal wash basin and radiator.

Lounge

13'9" x 11'7" (4.19m" x 3.53m")

Multi fuel burner set in chimney breast and radiator.

Dining - Kitchen

17'4" x 10'2" (5.28m" x 3.10m")

Modern fitted kitchen having a range of wall and base units incorporating laminate sink unit, electric oven & hob with extractor, integrated dishwasher and dryer, two storage cupboards, tiled floor, radiator and upvc door leading to rear garden.

First Floor Landing

Bathroom

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

Bedroom One

12'1" x 11'7" (3.68m" x 3.53m")

Built in cupboard and radiator.

Bedroom Two

7'2" x 10'6" (2.18m" x 3.20m")

Radiator.

Bedroom Three

6'1" x 11'8" plus (1.85m" x 3.56m" plus)

Storage cupboard and radiator.

Bedroom Four

6'8" x 7'1" (2.03m" x 2.16m")

Radiator.

Exterior

Outside there is a lawned garden with driveway to the front together with an enclosed garden to side and rear.

Council Tax Band

A

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 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		
(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	

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