



Alfred House, Benn Gardens, Clayton,

£124,950

* APARTMENT * TWO DOUBLE BEDROOMS * GROUND FLOOR * IDEAL STARTER HOME *

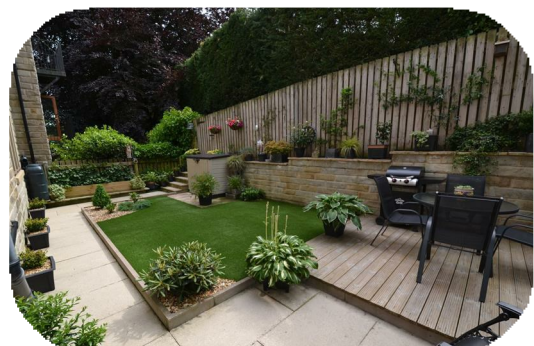
* STUNNING GARDEN * ALLOCATED PARKING * TWO STORAGE ROOMS IN APARTMENT ONE IN STAIR WELL ** NO PETS ALLOWED ****

Superb two bedroom ground floor apartment with low maintenance patio garden to the rear.

The property would make an ideal purchase for anybody downsizing/FTBs OR BTL

Within easy reach of Clayton Village which offers amenities, shops and bus routes.

Offering ready to move into accommodation and benefits from GCH, DG and fitted wardrobes to both bedrooms. To the outside there is a landscaped garden to the rear with allocated parking for one vehicle, apartment entrance compliant with current fire regulations.



Entrance Hall

With radiator, two useful storage cupboards.

Open Plan Lounge / Kitchen

20'6" x 20'11" (6.25m x 6.38m)

Kitchen area is fitted with a range of wall and base units incorporating stainless steel sink unit, tiled splashback, integral fridge/freezer, breakfast bar, radiator and double glazed window.

Lounge area has a radiator and French doors to rear private garden.

Bedroom One

9'9" x 8'11" (2.97m x 2.72m)

Modern fitted wardrobes, radiator and double glazed window.

Bedroom Two

11'7" x 8'10" (3.53m x 2.69m)

Modern fitted wardrobes, radiator and double glazed window.

Bathroom

White suite comprising panelled bath, low suite wc, pedestal wash basin, tiled walls and floor, radiator and extractor fan.

Exterior

To the outside there is an enclosed lawned garden with artificial lawn, patio and decked area. There is allocated parking for one vehicle.

Directions

From our office on Queensbury High Street head east on High St/A647 towards Gothic St, continue to follow A647, after 0.7 miles turn left onto Baldwin Ln, after 0.7 miles at the roundabout take the 2nd exit onto Clayton Ln, turn right onto Oakleigh Terrace, right onto Oakleigh Rd, continue straight onto Upper Syke Gardens and Alfred House will be found.

TENURE

LEASEHOLD. We have been advised that the term is 999 years from 2007. The ground rent is £250 per annum and the service charge is £140 pcm.

Council Tax Band

B



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	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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