



## Delph Terrace, Clayton,

£164,950

\* MID TERRACE \* THREE BEDROOMS \* QUIET CUL-DE-SAC \* CLOSE TO AMENITIES \*  
\* FAR REACHING VIEWS \* GARDEN \* NO CHAIN \*

This property offers an excellent opportunity for a number of buyers to purchase this three bedroom mid terrace property and boasts a well maintained garden to the rear with attractive far reaching views.

Situated in the sought after location of Clayton Village and tucked away in this small and quiet cul-de-sac which is within easy reach of amenities, shops, local schools and excellent countryside walks on your doorstep.

Briefly comprising entrance vestibule, lounge, dining kitchen and a rear porch. There are three first floor bedrooms and a wet room. To the outside there is a well maintained gardens along with farmland views to the rear.



## Entrance Vestibule

With radiator.

## Lounge

14' x 13'3" (4.27m x 4.04m)

With electric fire in marble fireplace surround, radiator and double glazed window.

## Dining Kitchen

17'5" x 9'2" (5.31m x 2.79m)

With fitted wall and base units incorporating stainless steel sink unit, cooker, plumbing for auto washer, radiator, two double glazed windows and storage.

## Rear Porch

## First Floor Landing

## Bedroom One

13'4" x 11'6" (4.06m x 3.51m)

With radiator and double glazed window.

## Bedroom Two

10'1" x 9'2" (3.07m x 2.79m)

With radiator and double glazed window enjoying farmland views.

## Bedroom Three

7'2" x 5'6" (2.18m x 1.68m)

With radiator and double glazed window.

## Wet Room

Having a walk-in shower area, low suite wc, pedestal wash basin, radiator and double glazed window.

## Exterior

To the outside there are well maintained gardens to both front and rear with borders. Enjoys farmland views to rear.

## Directions

From our office on Queensbury High Street head east on High St/A647 towards Gothic St, continue to follow A647 for 0.7 miles, turn left onto Baldwin Ln, go through the roundabout, after 0.9 miles turn left onto Delph Dr, turn left onto Delph Terrace and the property will be seen displayed via our For Sale board.

## TENURE

FREEHOLD

## 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 <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) A	86	(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C	72	(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 <sub>2</sub> emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

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