



Delph Crescent, Clayton,

£265,000

**** EXTENDED TOWN HOUSE ** FOUR BEDROOMS ** TWO RECEPTION ROOMS **
** TWO BATHROOMS ** GARDENS, PARKING & GARAGE ** FAMILY SIZED ACCOMMODATION **
MUST BE VIEWED TO APPRECIATE ACCOMMODATION ON OFFER!!**

Situated in the heart of Clayton Village is this extended four bedroom, two bathroom, end town house property. The family sized accommodation benefits from two reception rooms, modern fitted kitchen, house bathroom and en-suite shower room.

Within easy reach of amenities, shops and local schools.

The accommodation briefly comprises entrance, cloaks/wc, dining room, lounge and kitchen. There are four first floor bedrooms (master having en-suite) and house bathroom.

To the outside there is a well maintained garden to the rear with a double driveway leading to an attached garage.



Entrance

WC

Two piece suite comprising low flush wc, pedestal wash basin, radiator and storage cupboard.

Dining Room

10'8" x 8'6" (3.25m" x 2.59m")

Radiator.

Lounge

13'4" x 14'9" (4.06m" x 4.50m")

Log effect gas fire with feature fireplace surround, radiator and french doors.

Kitchen

14'9" x 11'0" (4.50m" x 3.35m")

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

First Floor Landing

Bedroom One

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

Sliding wardrobes and radiator.

En Suite

Modern three piece suite comprising shower cubicle, vanity sink unit, low flush wc, part tiled and radiator.

Bedroom Four

10'0" x 9'0" (3.05m" x 2.74m")

Radiator.

Bedroom Two

11'0" x 12'4" (3.35m" x 3.76m")

Sliding wardrobes and radiator.

Bedroom Three

11'0" x 13'4" (3.35m" x 4.06m")

Radiator.

Bathroom

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

Exterior

To the outside there is a double driveway to the front leading to garage and a generously well stocked garden to rear with patio, decking and ornamental pond, summer house and shed.

Council Tax Band

B

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		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92-101) A			(92-101) 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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