



Bradford Road, Clayton

£389,950

- * IMMACULATE * IMMACULATE * IMMACULATE *
- * SEMI DETACHED DORMER BUNGALOW * FIVE BEDROOMS * THREE BATH/SHOWER ROOMS *
- * STUNNING LIVING/DINING KITCHEN * AMPLE PARKING * NO CHAIN *
- * NEW DECOR/CARPETS * LANDSCAPED GARDENS *

Converted, updated and modernised, is this stunning five bedroom semi detached dormer bungalow. Available with no onward chain and includes the modern home comforts of gas central heating, upvc double glazing, alarm and CCTV.

The spacious 'ready to move into' accommodation is set over two floors and is perfect for an extended or growing family. Only an internal inspection is advised to fully appreciate what is on offer.





Reception Hall

With store cupboard, radiator and French doors to living/dining kitchen.

Utility

11'5" x 5'7" (3.48m x 1.70m)

With wall and base units incorporating stainless steel sink unit, plumbing for for auto washer.

Lounge

20' x 11'3" (6.10m x 3.43m)

With radiator.

Living/Dining Kitchen

28'5" x 21' max (8.66m x 6.40m max)

Modern fitted kitchen area having a range of wall and base units incorporating laminated sink unit, integrated fridge, freezer, dishwasher, oven, hob, microwave, breakfast bar island, two radiators, bi-fold doors to rear garden.

Bedroom Five

13'4" x 11'4" (4.06m x 3.45m)

With radiator.

Shower Room

Modern white three piece suite, part tiled walls and heated towel rail.

First Floor Landing

With radiator.

Bedroom One

17'6" x 11'4" (5.33m x 3.45m)

With radiator. En-Suite Shower Room;

En Suite Shower Room

Modern white three piece suite, tiled walls and heated towel rail.

Bedroom Two

17'9" narrowing to 14'5" x 14'1" (5.41m narrowing to 4.39m x 4.29m)

With under eaves storage and radiator.

Bedroom Three

14'5" x 8'7" (4.39m x 2.62m)

With radiator.





Bedroom Four

11'3" x 8'8" (3.43m x 2.64m)

With radiator.

Bathroom

Four piece modern white suite, tiled walls and heated towel rail.

Exterior

To the outside there is ample off-road parking to the front (power in situ for electric gates), together with an enclosed patio garden to the rear.

Directions

From our office on Queensbury High Street head east on High St/A647 towards Gothic St, continue to follow A647, turn left onto Baldwin Ln, go through the roundabout, after 1.2 miles at the roundabout continue straight onto Bradford Rd and the property will shortly be seen displayed via our For Sale board.

TENURE

FREEHOLD





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B	79	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		

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.

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



Sugden Properties Ltd trading as Sugdens. Registered office 8 The Green, Idle, Bradford, West Yorkshire, BD10 9PR. Reg No. 8180915

