



Hunters Park Avenue, Clayton, Offers In Excess Of £299,950

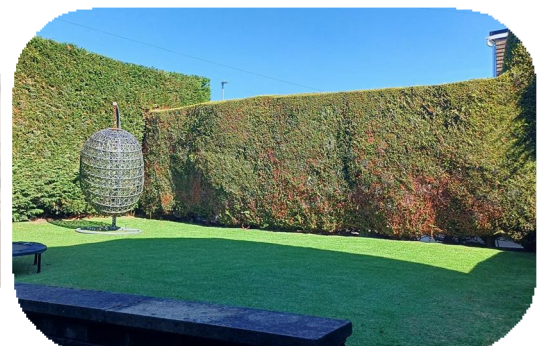
**** DETACHED ** THREE BEDROOMS ** TWO RECEPTION ROOMS ** EXTENDED **
** SOUGHT AFTER LOCATION ** DECEPTIVELY SPACIOUS ** GARDENS, GARAGE & PARKING ****

Deceptively spacious three bedroom extended detached property. The family sized home is ideally located on the much sought after Hunters Park development which is ideally for young/growing families.

The superbly presented property benefits from a modern fitted kitchen and house bathroom. Having shops, amenities, Quora Retail Park and schools nearby.

The accommodation briefly comprises entrance vestibule, cloaks/wc, family living/kitchen, lounge/diner and office. There are three first floor bedrooms and a house bathroom.

To the outside the property sits on a corner plot and has low maintenance lawned and artificial lawned gardens with surrounding flower bed and hedges. A driveway leads to a detached garage.



Entrance

WC

Modern two piece suite comprising low flush wc, vanity sink unit, extractor fan and radiator.

Living Kitchen

18'8" x 12'8" (5.69m" x 3.86m")

Modern fitted kitchen having a range of wall and base units incorporating laminate sink unit with drainer, integrated microwave, oven & hob with extractor, washing machine, tiled floor and feature radiator.

Dining Area

Feature radiator and french door leading to rear.

Lounge

26'0" x 12'2" (7.92m" x 3.71m")

Living flame gas fire, two radiators and patio door.

Office

8'1" x 6'6" (2.46m" x 1.98m")

Radiator.

First Floor Landing

Bedroom One

9'3" x 13'2" (2.82m" x 4.01m")

Built in wardrobes and radiator.

Bedroom Two

8'9" x 9'9" (2.67m" x 2.97m")

Sliding wardrobes and radiator.

Bedroom Three

8'9" x 6'0" (2.67m" x 1.83m")

Radiator.

Bathroom

Modern three piece suite comprising panel bath, low flush wc, vanity sink unit and radiator.

Exterior

To the outside there is a driveway leading to a detached garage together with an artificial lawn garden with boards and shrubs to rear.

Potential to extend (subject to relevant planning).

Council Tax Band

D

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

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