



## Middle Lane, Clayton

**£175,000**

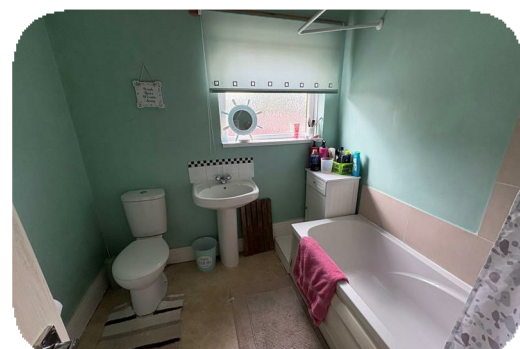
\* SEMI DETACHED \* THREE BEDROOMS \* IDEAL STARTER HOME \* SOUGHT AFTER LOCATION \*  
\* CLOSE TO AMENITIES \* GARDEN \* DRIVE \* GARAGE \*

Attention FTBs/Young Couple/Families!! This three bedroom semi detached property is located in this much sought after location of 'Middle Lane' in Clayton.

Within easy reach of amenities, shops, schools and fantastic open field aspect to the front.

The property benefits from two reception rooms, gas central heating, double glazing, driveway & garage.

Briefly comprising entrance hallway, lounge, dining kitchen, dining room. Three first floor bedrooms and a house bathroom. To the outside there is a good sized garden to the rear, together with a driveway providing off street parking and a single garage.







### Entrance Hall

With radiator.

### Dining Kitchen

12'6" x 10'6" (3.81m x 3.20m)

Having a range of wall and base units incorporating stainless steel sink unit, tiled splashback, cooker, plumbing for auto washer, double glazed window, radiator, useful storage.

### Dining Room

10'8" x 8'7" (3.25m x 2.62m)

With radiator, French doors to rear.

### Lounge

14' x 11'8" (4.27m x 3.56m)

With fireplace surround, radiator and double glazed window.

### First Floor Landing

#### Bedroom One

11'7" x 11'8" (3.53m x 3.56m)

With radiator and double glazed window.

#### Bedroom Two

11'8" x 9'5" max (3.56m x 2.87m max)

With radiator and double glazed window.

#### Bedroom Three

11'2" x 10'3" (3.40m x 3.12m)

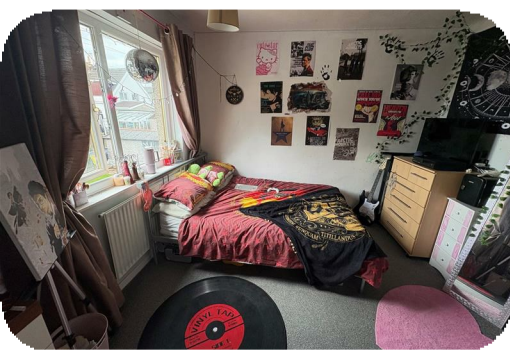
With radiator.

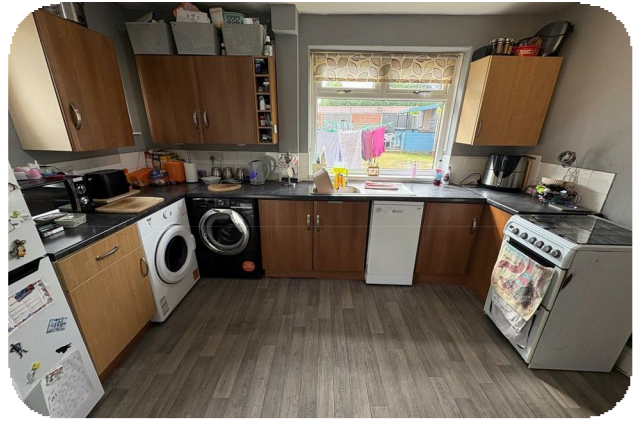
### Bathroom

Three piece suite comprising panelled bath, low suite wc, pedestal wash basin, radiator and double glazed window.

### Exterior

To the outside there is a lawn and patio garden to the rear, driveway and single garage.





### Directions

From our office on Queensbury High Street head east on High St/A647 towards Gothic St, turn left onto Baldwin Ln, go through the roundabout, at the roundabout continue straight onto Bradford Rd, turn left onto Crestville Rd, turn left at the 1st cross street onto Middle Ln and the property will be seen displayed via our For Sale board.

### TENURE

FREEHOLD







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	63	
(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 <sub>2</sub> ) 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.

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