



Broomcroft, Clayton,

£129,950

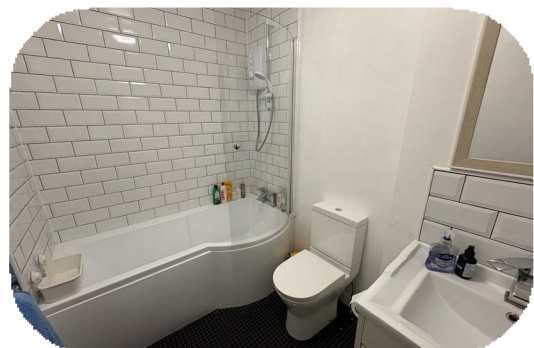
* MID TOWN HOUSE * TWO BEDROOMS * IDEAL STARTER HOME *
* CLOSE TO AMENITIES * GARDENS * GARAGE *

An excellent opportunity for a FTB/investor to purchase this two bedroom mid town house.

Ideally situated within walking distance of Clayton Village which offers amenities, shops and schools. The well presented property offers 'ready to move into' accommodation and benefits from fitted wardrobes, gas central heating and double glazing.

The accommodation briefly comprises entrance vestibule, lounge, dining kitchen, two first floor bedrooms and a house bathroom.

To the outside there are gardens to both front and rear, together with a garage situated 50 yards away from the property.



Lounge

11'1" x 15'9" (3.38m x 4.80m)

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

Dining Kitchen

11'2" x 8'2" (3.40m x 2.49m)

Cream fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, oven, hob and extractor hood, plumbing for auto washer, radiator, double glazed window and doors to rear.

First Floor

With loft hatch.

Bedroom One

11'2" x 9'1" (3.40m x 2.77m)

With built in wardrobe, radiator and double glazed window.

Bedroom Two

11'2" x 8'3" (3.40m x 2.51m)

With radiator, double glazed window and built in storage cupboard.

Bathroom

Modern three piece suite comprising P shaped bath with electric shower over, ow suite wc, vanity sink unit, radiator and extractor fan.

Exterior

To the outside there are gardens to front and rear, together with a garage nearby.

Directions

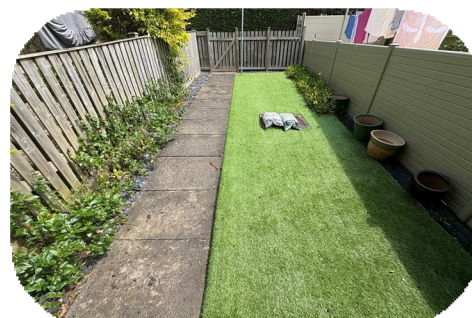
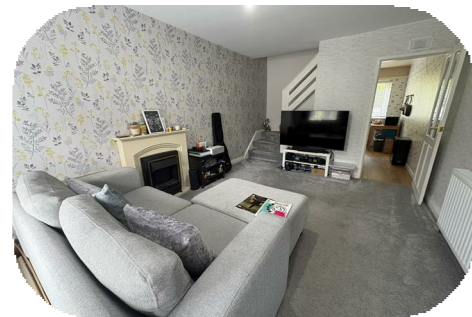
From our office on Queensbury High Street head east on High St/A647 towards Gothic St, continue to follow A647, turn left onto Baldwin Ln, at the roundabout take the 2nd exit onto Clayton Ln, turn right onto Park Ln, left onto Nursery Rd, right onto Station Rd, turn right onto Oakleigh Ave, right onto Broomcroft 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 ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(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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