



Fieldway, Clayton, Reduced To £260,000

**** SEMI DETACHED ** THREE BEDROOMS ** CONSERVATORY ** WELL PRESENTED **
** OCCASIONAL ROOM ** SOUGHT AFTER LOCATION ** GARDENS, GARAGE & PARKING ****

Occupying the ever popular location of 'Fieldway' is this three bedroom + occasional room semi detached house. The family sized property benefits from a modern fitted kitchen, conservatory, gas central heating and upvc double glazing. Situated within walking distance of Clayton Village which boasts amenities, shops, schools and Quora Retail Park nearby. The accommodation briefly comprises hallway, lounge, dining kitchen, conservatory, three first floor bedrooms and house bathroom. There is a further loft occasional room.

To the outside there are low maintenance and well stocked gardens to both front and rear, together with driveway leading to a single garage.

Viewing is highly recommended.



Entrance Hall

Radiator and understairs storage.

Lounge

12'8" x 13'5" (3.86m" x 4.09m")

Bay window and radiator.

Dining Kitchen

19'4" x 12'2" (5.89m" x 3.71m")

Modern fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, tiled splash back, oven & hob with extractor, plumbing for auto washer and dishwasher. Lounge area with multi fuel fire set in chimney breast and radiator.

Conservatory

12'6" x 6'2" (3.81m" x 1.88m")

Radiator and french door leading to rear.

First Floor Landing

Bedroom One

12'1" x 11'5" (3.68m" x 3.48m")

Radiator.

Bedroom Two

11'7" x 8'8" (3.53m" x 2.64m")

Sliding wardrobe and radiator.

Bedroom Three

6'9" x 8'7" (2.06m" x 2.62m")

Radiator.

Bathroom

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

Occasional Room

17'7" x 9'1" (5.36m" x 2.77m")

Velux window and eaves storage.

Exterior

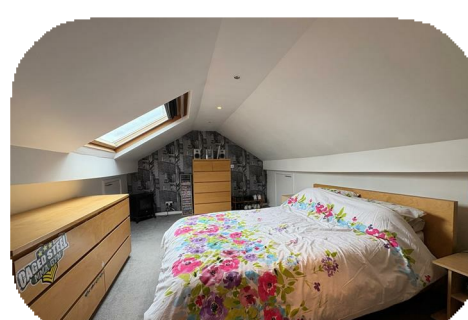
Well stocked and maintained garden to front and rear together with a driveway providing off road parking and leads to a detached garage.

Council Tax Band

C

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 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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