



## Rambling Walk, Clayton,

**£265,000**

- \* SEMI DETACHED \* WELL PRESENTED \* THREE/FOUR BEDROOMS \* TWO BATH/SHOWER ROOMS \*
- \* OUTSKIRTS OF CLAYTON VILLAGE \* MODERN LIVING KITCHEN \* QUIET CUL-DE-SAC \*
- \* GARDEN & PARKING \* 5YRS NHBC STILL REMAINING \*

Offering spacious family sized accommodation over three floors, is this modern three/four bedroom semi detached property.

Tucked away in a quiet cul-de-sac location with easy access to Clayton Village amenities, schools.

Having 5 years NHBC remaining, this well presented home briefly comprises hallway, cloaks w/c, family living kitchen and a study/bedroom four to the ground floor. To the first floor there is a lounge and master bedroom with en-suite shower room. There are two further bedrooms to the second floor, together with a house bathroom.

To the outside there is an enclosed garden to the rear, plus a double driveway providing off street parking for two vehicles.



### Hall

Useful storage cupboard.

### W/C

Modern two piece suite comprising low flush wc, pedestal wash basin, radiator and extractor fan.

### Bedroom Four / Office

9'0" x 6'0" (2.74m" x 1.83m")

Radiator.

### Dining Kitchen

19'9" x 12'8" (6.02m" x 3.86m")

Modern fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, oven & hob with extractor, integrated fridge freezer, integrated dishwasher, integrated washing machine, radiator, storage and french door leading to rear.

### First Floor Landing

### Bedroom One

12'7" x 9'8" (3.84m" x 2.95m")

Radiator.

### En Suite

Modern three piece suite comprising shower cubicle, low flush wc, pedestal wash basin, radiator and extractor fan.

### Lounge

11'9" x 12'8" (3.58m" x 3.86m")

Radiator.

### Second Floor Landing

### Bedroom Two

11'5" x 13'0" (3.48m" x 3.96m")

Radiator, velux window and storage.

### Bedroom Three

12'8" x 9'0" (3.86m" x 2.74m")

Radiator and storage.

### Bathroom

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

### Exterior

Well maintained lawn and patio garden to the rear with a double driveway to the front.

### 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 <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-101) A		95	(82 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 <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

8 The Green, Idle, Bradford, West Yorkshire, BD10 9PR Tel 01274 619999 email [idle@sugdensesates.co.uk](mailto:idle@sugdensesates.co.uk)  
44 High Street, Queensbury, Bradford, West Yorkshire, BD13 2PA Tel 01274 888998 email [queensbury@sugdensesates.co.uk](mailto:queensbury@sugdensesates.co.uk)  
13 Bradford Road, Cleckheaton, BD19 5AG Tel 01274 905905 email [cleckheaton@sugdensesates.co.uk](mailto:cleckheaton@sugdensesates.co.uk)  
website [www.sugdensesates.co.uk](http://www.sugdensesates.co.uk)