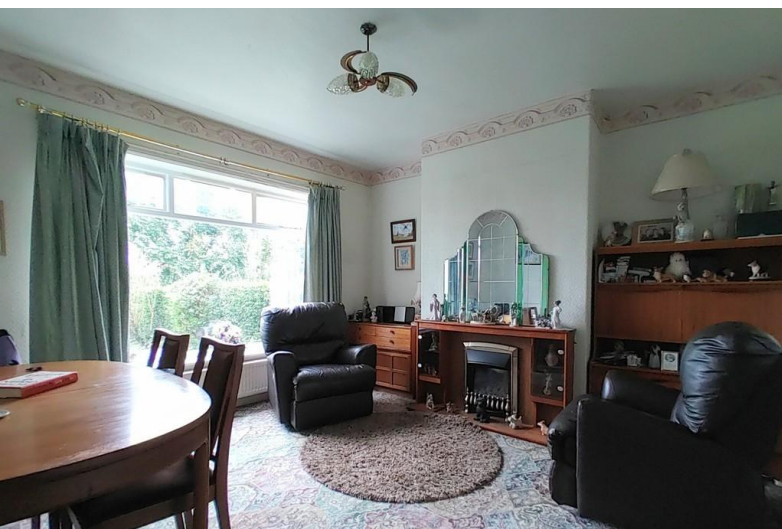




**23 Fieldway**

- THREE BEDROOM SEMI-DETACHED
- GARAGE & GARDENS
- NEW RESIN DRIVEWAY
- RECENT KITCHEN

**Offers Over £200,000**  
EPC Rating '67'





## Property Description

**\*\* THREE BEDROOM SEMI DETACHED \*\* OPEN OUTLOOK TO THE REAR \*\* NEW RESIN DRIVE \*\* RECENT KITCHEN & BATHROOM \*\* GAS CENTRAL HEATING & UPVC DOUBLE GLAZING \*\*** This traditional semi detached property in Clayton, just off The Avenue, affords an open aspect to the rear across fields and benefits from many recent improvements. Briefly comprising of: Entrance Hall, Lounge, Dining Room, extended Kitchen, three Bedrooms & Bathroom. Garage, Gardens & Driveway.

### ENTRANCE HALL

15' 0" x 5' 8" (4.57m x 1.73m) A front UPVC door leads into the hallway with stairs off to the first floor, under-stairs storage cupboard and a central heating radiator.

### LOUNGE

14' 3" x 12' 9" (4.34m x 3.89m) Bay window to the front elevation, electric fire and a central heating radiator.

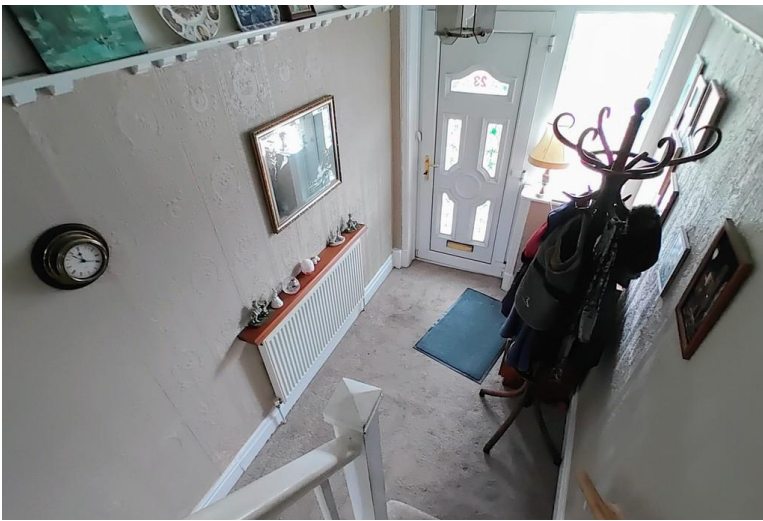


#### DINING ROOM

12' 9" x 12' 3" (3.89m x 3.73m) Double doors to the lounge and a door the kitchen. Window to the rear elevation enjoying the open views and a living flame gas fire. Central heating radiator.

#### KITCHEN

14' 4" x 7' 3" (4.37m x 2.21m) The kitchen was completely refurbished approx. three years ago, including a full re-plaster and benefits from gloss finish base and wall units, laminated working surfaces and matching splash-backs. Integrated appliances include; a fridge, electric double oven, halogen hob and an extractor. Grey wood effect laminate flooring, ceiling spotlights, radiator and a window to the rear elevation. Side entrance door.



#### FIRST FLOOR

Landing area with a window to the side elevation and access to a boarded loft with drop-down ladder.

#### BEDROOM ONE

11' 8" x 10' 9" (3.56m x 3.28m) Wall-to-wall fitted wardrobes, window to the front elevation and a central heating radiator.

#### BEDROOM TWO

11' 4" x 10' 8" (3.45m x 3.25m) Fitted wardrobes, window to the rear elevation and a central heating radiator.



#### BEDROOM THREE

8' 7" x 6' 1" (2.62m x 1.85m) Window to the front elevation and a central heating radiator.

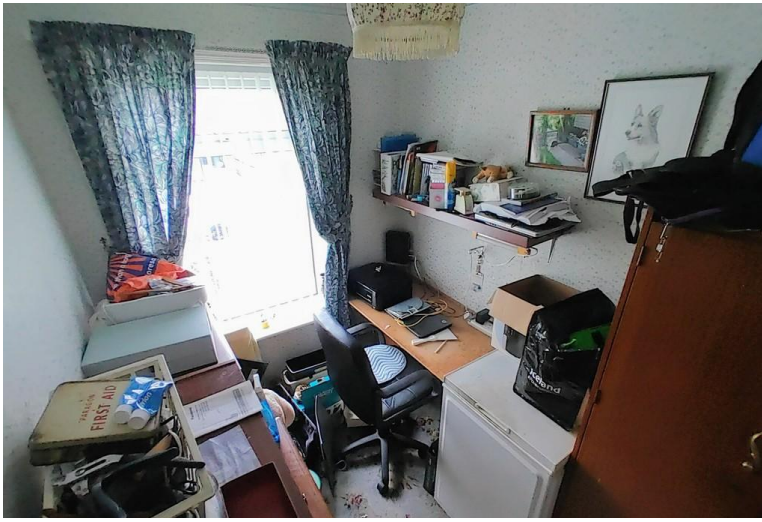
#### BATHROOM

A modern fully tiled bathroom comprising of a double walk-in shower enclosure with a thermostatic rainfall shower and glass screen, push-button WC and a washbasin set in a modern vanity unit. Extractor fan, aqua-board ceiling with spotlights, airing cupboard and a window to the side elevation.

#### EXTERNAL

To the front of the property is a new resin drive completed in 2023 that runs down the side of the house to the garage. Front garden with flowerbeds and artificial grass. To the rear is a detached single garage with power and light, plus a paved patio area, lawn and open views.





## PURCHASE DETAILS:

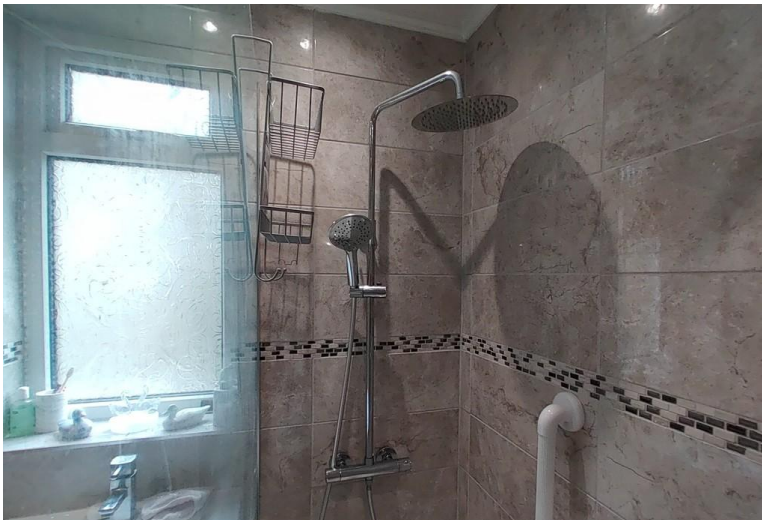
*Please note that the services & appliances have not been tested & the property is sold on that basis.*

Once you are interested in purchasing this property, ideally call in person or telephone this office to discuss your offer, we would suggest that this is done before contacting a bank, building society or solicitor as any delay could result in the property being sold to someone else and any survey and legal fees being unnecessarily incurred.



**VALUATION:** If you are thinking of selling your home, why not contact one of our offices now for a FREE VALUATION strictly without any obligation. Contact us on Bradford (01274) 880019.

**MORTGAGES:** A full range of mortgage facilities are available subject to status. Our Financial Consultant will be only too happy to discuss with you your individual requirements. Please contact us for FREE & CONFIDENTIAL ADVICE.



**RENT-A-HOUSE:** Thinking of renting your HOUSE? FLAT? Contact (01274) 880019 for further details.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92+)		
B (81-91)		83
C (69-80)	67	
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>		

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements