



38 Westminster Avenue

Clayton, Bradford, BD14 6SQ

£245,000



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D E T A C H E D * * * M O D E R N F A M I L Y
H O M E * * * C L A Y T O N V I L L A G E * * *

Located on the popular Westminster View development in Clayton village. Ideal young family home with accommodation which comprises of; entrance hallway, cloaks / wc, lounge, kitchen diner, three first floor bedrooms master with en suite and house bathroom. Double driveway with EV point and a good sized enclosed garden. PRICED TO SELL & NO CHAIN.

*****Contact YORKSHIRE RESIDENTIAL 01274 606167 to arrange a viewing*****

Entrance Hallway

LVT flooring, stairs to first floor and under stairs storage cupboard.

Cloaks / WC

Consisting of a low flush wc and pedestal wash hand basin. Matching LVT flooring and radiator.

Kitchen Diner

16'2" x 10'8" (4.93m" x 3.25m")

Modern fitted kitchen with integrated, fridge, freezer, dish washer, automatic washing machine, oven, hob and extractor hood over. Matching LVT flooring, radiator and French doors leading out to garden.

Lounge

16'2" x 10'2" (4.93m" x 3.10m")

2 x radiators.

Landing

Access to loft space.

Double Bedroom One

9'11" x 9'6" (3.02m" x 2.90m")

Radiator.

En Suite

3 piece white modern suite which consists of a low flush wc, pedestal wash hand basin and walk in shower cubicle. half tiled walls and radiator.

Double Bedroom Two

10'2" x 8'5" (3.10m" x 2.57m")

Storage cupboard and radiator.

Single Bedroom Three

7'3" x 6'10" (2.21m" x 2.08m")

Radiator.

House Bathroom

Three piece white modern suite which consists of a low flush wc, pedestal wash hand basin and a panelled bath with shower over and screen. Majority tiled walls, laminate wooden flooring and radiator.

Exterior

Double driveway and EV point and a good sized enclosed garden.



Road Map



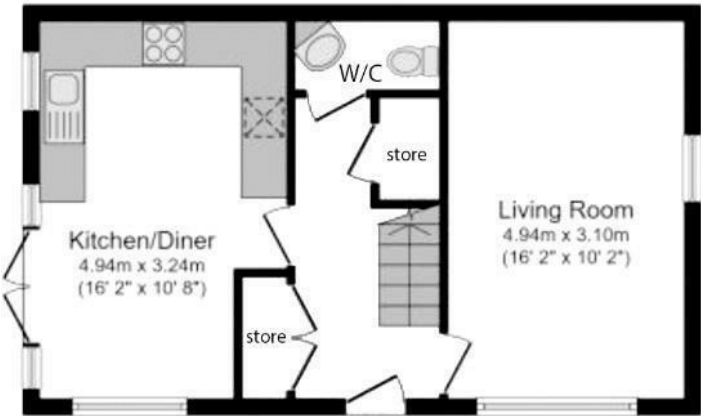
Hybrid Map



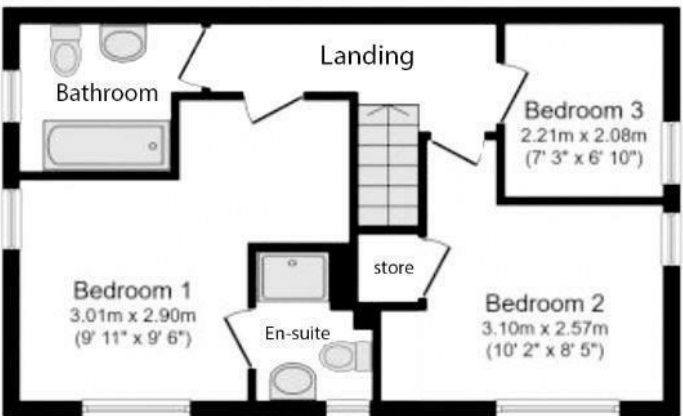
Terrain Map



Floor Plan



Ground Floor

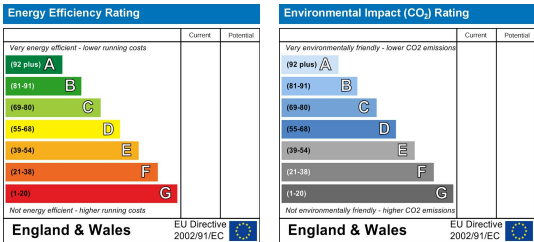


First Floor

Viewing

Please contact our Cleckheaton Office on 01924 501333 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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