



**39 The Avenue, Clayton, Bradford, West Yorkshire, BD14 6RL**  
**Asking Price £350,000**

HAMILTON BOWER are pleased to offer for sale this well-presented and spacious THREE DOUBLE BEDROOM TRUE BUNGALOW located in the popular village of Clayton, Bradford - BD14. With off-street parking for multiple cars, a large garden to the rear, two reception rooms and scope to extend (STPC), we expect this property to be popular with family buyers seeking a home in the area. Internally comprising: entrance porch, breakfast kitchen, dining lounge, conservatory, three double bedrooms, bathroom, coat store. Externally the bungalow has a large garden to the rear, a patio area leading from the property, and a well-presented garden to the front with driveway leading to the garage. The property benefits from gas central heating and double glazing throughout and is available to view immediately.

FOR MORE INFORMATION PLEASE CONTACT HAMILTON BOWER TODAY



## INTERNAL

### Entrance Porch

Side entrance area with a double glazed windows and a useful storage cupboard.

### Breakfast Kitchen



Fabulous kitchen area with space for dining at a stylish breakfast bar. There are a range of fitted wall and base units with contrasting work surfaces over incorporating a stainless steel sink and mixer tap. Integrated appliances include a dishwasher, microwave, electric oven and a gas hob with extractor fan over. The room is finished with stylish tiled flooring, a central heating radiator and a double glazed window.

### Dining Lounge



Spacious main reception with ample room for seating and dining areas. There is a feature gas fire with surround, wood flooring, two central heating radiators, two double glazed windows and French doors opening to the conservatory.

### Conservatory



Large conservatory with doors opening to the rear garden. Laminate flooring and a central heating radiator.

### Entrance

Entrance area leading to the lounge with built in storage.

### Primary Bedroom



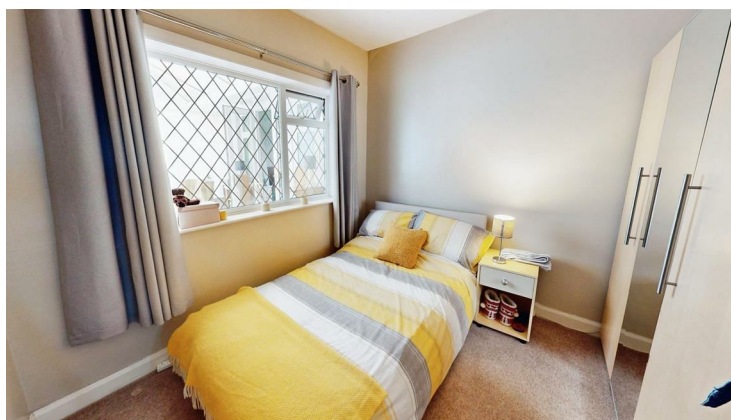
A splendid bedroom fitted with a range of wardrobes. Door to the conservatory, feature arch double glazed window and a central heating radiator.

### Bedroom



A second double bedroom with a double glazed window and central heating radiator.

### Bedroom



A third double bedroom with a double glazed window and central heating radiator.



## Bathroom



Modern fitted bathroom suite in white comprising of a low flush wc, hand wash basin on a vanity unit and a P shaped bath with shower and curved glass screen over. Two double glazed windows, tiled flooring and a heated towel rail.

## EXTERNAL

### Patio



A good size patio area providing the perfect spot for enjoying the large gardens and surroundings.

### Garden



Large rear garden with extensive lawns surrounded by mature plants, shrubs and woodland to create a tranquil and scenic outdoor space.

## Front




To the front, further patio and lawn with established plants and shrubs to the borders.

## Driveway & Garage



Long drive way which leads to the garage providing ample parking and storage options.

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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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