

# Crescent Walk, Clayton Bradford BD14 6EH



## welcome to

# **Crescent Walk, Clayton Bradford**

Offered to the market this three bedroom semi detached bungalow in popular residential location. This property benefits from driveway, garage and conservatory.













#### **Entrance Hall**

With gas central heating radiator.

#### Lounge

27' 6" x 11' 4" ( $8.38m \times 3.45m$ ) With bay window to the front, fireplace and gas central heating radiator.

#### Kitchen

6' 7" x 10' 11" ( 2.01m x 3.33m ) Fitted kitchen with a range of wall and base units incorporating stainless steel sink and drainer with work surfaces, eye level oven and microwave, gas hob with cooker hood over, pantry storage and window to the side.

#### Conservatory

With gas central heating radiator.

#### Landing

With window to the side, gas central heating radiator and access to the loft with pull down ladder.

### **Bedroom One**

 $8^{\prime}\,2^{\prime\prime}$  x 14 $^{\prime}$  7" ( 2.49m x 4.45m ) With window to the front, built in wardrobe and gas central heating radiator.

### Bedroom Two

11' 9" x 7' plus recess (  $3.58m\ x\ 2.13m\ plus\ recess$  ) With window to the rear, built in wardrobes and gas central heating radiator.

### **Bedroom Three**

 $8^{\prime}\,3^{\prime\prime}\,x\,7^{\prime}\,$  (  $2.51m\,x\,2.13m$  ) With window to the rear and gas central heating radiator.

#### Bathroom

Three piece suite comprises of bath with shower over and shower screen, wash hand basin set in vanity unit, w/c, storage cupboard and heated towel rail.

**Garage** 16' x 22' (4.88m x 6.71m)

#### Outside

Driveway providing ample parking, to the rear enclosed garden with astro turf area.





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## **Crescent Walk, Clayton Bradford**

- Three bedroom
- Semi detached
- Driveway
- Garage
- Offers over £220,000

Tenure: Freehold EPC Rating: E

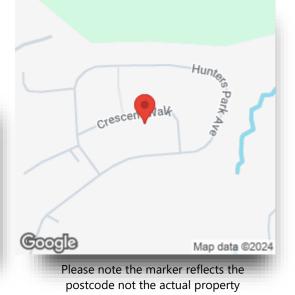
offers over

£220,000



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The Property

Property Ref: BDF114798 - 0007 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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