



147 Hunters Park Avenue, Clayton, BD14 6EN  
£210,000

bramleys



NO ONWARD CHAIN. Enjoying woodland views to the front, is this 4 bedroom detached property.

Situated on a generous plot, with good sized gardens to the rear and off road parking to the front.

The property provides modern and beautifully presented accommodation throughout, including a modern family sized dining kitchen, with French doors giving access to the rear garden. There are also 4 compact bedrooms, ideal for those with a young and growing family.

Located on this popular residential avenue in Clayton, within close proximity of a range of amenities, as well as local schooling. An early internal viewing is highly recommended to appreciate the potential this property has to offer, with accommodation briefly comprising:- entrance hall, lounge, dining kitchen, first floor landing, 4 bedrooms and 3 piece family bathroom.

Energy Rating: C



## GROUND FLOOR:

Enter the property through a uPVC external door into:-

### Entrance Hall

Having a central heating radiator, staircase rising to the first floor and wood effect laminate flooring. A door provides access to the lounge.

### Lounge

14'0" x 12'6" max (4.27m x 3.81m max)

Positioned to the front of the property, this spacious reception room has a uPVC bow window overlooking woodland, together with a central heating radiator, ceiling coving and wood effect laminate flooring.

### Dining Kitchen

15'4" x 12'5" (4.67m x 3.78m)

A generously sized family/dining kitchen which is fitted with a modern range of matching wall and base units, with complementary work surfaces and an inset Asterite sink unit with mixer tap. Also built into the kitchen is a 5 burner gas hob, extractor canopy and double oven beneath. There is also an integrated dishwasher, space and plumbing for a washing machine, built-in understairs storage, wood effect laminate flooring, contemporary vertical central heating radiator, uPVC window to the side and a pair of uPVC French doors which give access to the rear garden.

## FIRST FLOOR:

### Landing

With a uPVC window to the side.

### Master Bedroom

12'4" x 9'1" (3.76m x 2.77m)

A good sized double bedroom positioned to the front of the property, having a central heating radiator and uPVC window which provides woodland views.

### Bedroom 2

9'1" x 8'11" (2.77m x 2.72m)

A second double bedroom which is positioned to the rear of the property, having a uPVC window and central heating radiator.

### Bedroom 3

8'8" x 6'1" (2.64m x 1.85m)

A good sized third bedroom, having a central heating radiator and a uPVC window to the front.

### Bedroom 4

8'11" x 4'9" (2.72m x 1.45m)

With wood effect laminate flooring and a uPVC window.



### Bathroom

Being fully tiled to the walls and furnished in a 3 piece white suite comprising of a low flush WC, pedestal wash hand basin and panelled bath with shower attachment over. There is built-in storage shelving, inset ceiling spotlights, uPVC window and a ladder style heated towel rail.

### OUTSIDE:

To the front of the property there is a lawned garden area with driveway which proceeds down the side of the property to the rear. The rear garden is of a generous size, with enclosed patio seating area and a further area of raised lawned garden.

### BOUNDARIES & OWNERSHIPS:

The boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

### DIRECTIONS:

From the centre of Queensbury at the crossroads, take Sand Beds (A647) towards Bradford, after a short distance bear left on to Baldwin Lane, which in turn becomes The Avenue and on reaching the roundabout in Clayton, proceed straight ahead into Bradford Road. Shortly after this, turn left into Hunters Park Avenue. Follow the road down to the end, as it bears down to the left, where the subject property can be found on the left hand side, clearly identified by the Bramleys for sale board.

### TENURE:

Freehold

### COUNCIL TAX BAND:

C

### MORTGAGES:

Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

### ONLINE CONVEYANCING SERVICES:

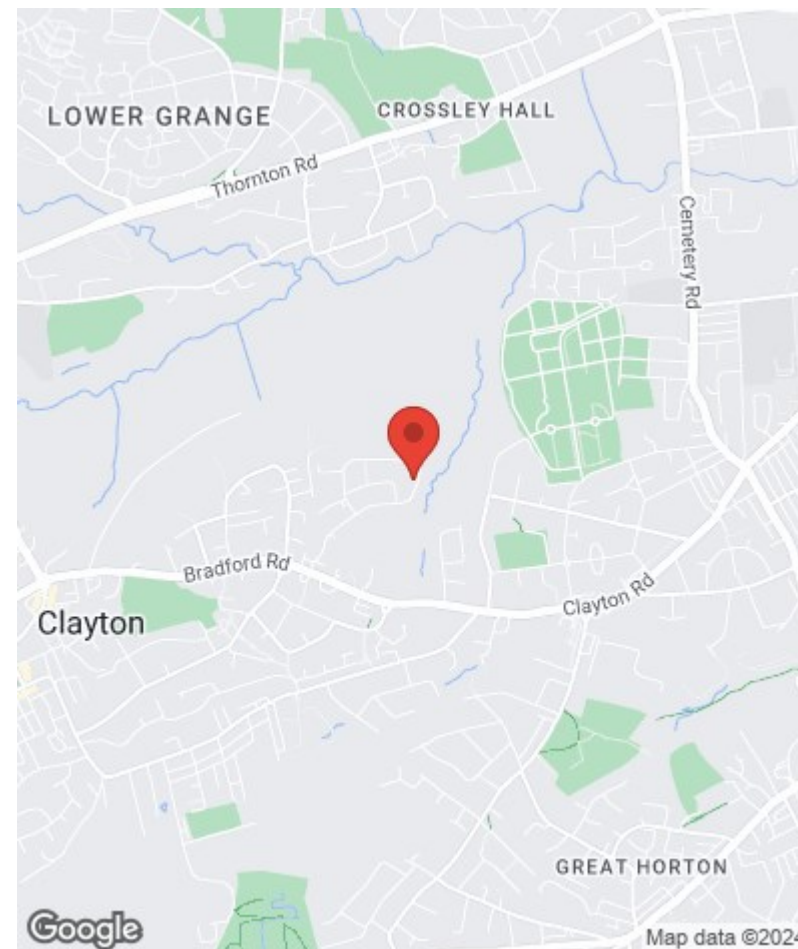
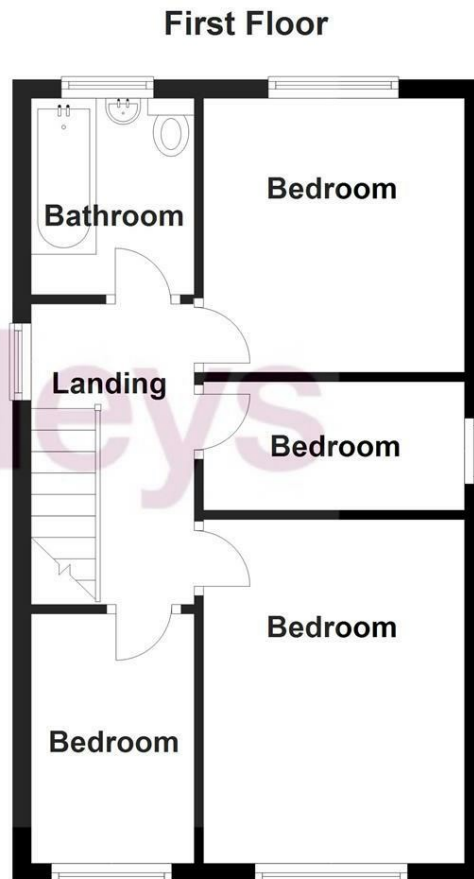
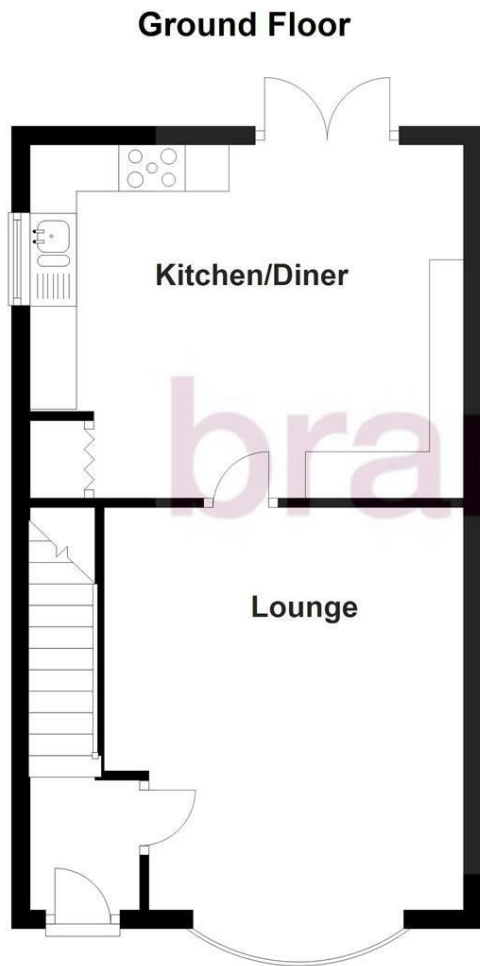
Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.

### PLEASE NOTE:

The property is being sold on behalf of an employee of Bramleys.







**CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008**

Bramleys, for themselves and for the Vendors or Lessors of this property, whose Agent they are, have made every effort to ensure the details given have been prepared in accordance with the above Act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance, or metric equivalent, and the measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or other equipment.
2. None of the mains services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left insitu by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES. FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			86
(81-91) <b>B</b>		72	
(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>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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