Sugdens
Sales & Lettings



Fieldway, Clayton

£270,000

* SEMI DETACHED * THREE BEDROOMS * TWO RECEPTION ROOMS * OCCASIONAL ATTIC ROOM *
* SPACIOUS * POPULAR LOCATION * CLOSE TO AMENITIES * GARDEN * DRIVE * GARAGE *

Set on the highly sought-after Fieldway in Clayton, this beautifully presented three bedroom semi-detached home, with the added benefit of an occasional attic room, offers spacious and versatile family accommodation in a highly desirable location.

Finished to an excellent standard throughout, the property features a stylish dining kitchen, stunning open views across neighbouring farmland to the rear and exciting potential for further extension (subject to the necessary planning permissions).

Ideally situated within walking distance of Clayton village, the property enjoys easy access to a range of local amenities, well-regarded schools, shops and the nearby Quora Retail Park.

The accommodation briefly comprises an inviting entrance hallway, a comfortable lounge and a modern dining kitchen to the ground floor. To the first floor are three well proportioned bedrooms and a contemporary house bathroom, while a useful occasional attic room provides additional flexible space.

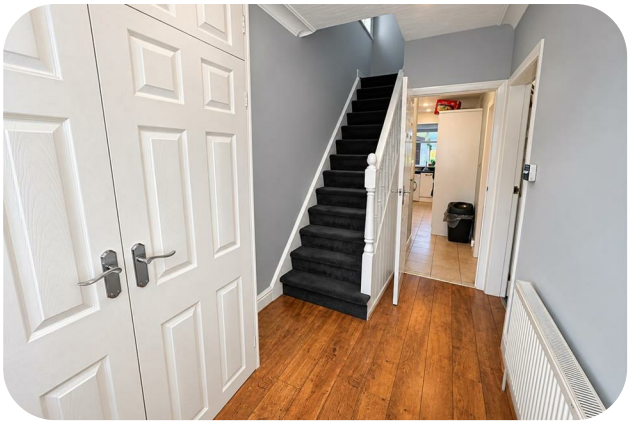
Externally, the property benefits from attractive rear gardens enjoying breath-taking countryside views, together with a driveway providing off-street parking and access to a single garage.

An early viewing is highly recommended to fully appreciate the quality, location, and superb outlook this fantastic family home has to offer.











Entrance Hall
With built in storage cupboard, radiator.

Lounge
12'8" x 13'9" (3.86m x 4.19m)
With living flame gas fire in fireplace surround, radiator and double glazed window.

Kitchen
15' x 5'7" (4.57m x 1.70m)
Modern fitted kitchen having a range of wall and base units incorporating sink unit, oven, hob, extractor hood, integrated fridge/freezer, dishwasher, microwave, plumbing for auto washer, dishwasher, double glazed window, radiator.

Dining Room
12'3" x 13' (3.73m x 3.96m)
With radiator and patio doors to rear.

First Floor

Bedroom One
12'2" x 9'5" (3.71m x 2.87m)
With built in wardrobe, radiator and double glazed window.

Bedroom Two
11' x 10'9" (3.35m x 3.28m)
With built in wardrobe, radiator, double glazed window offering far-reaching views.

Bathroom
White three piece suite comprising panelled bath, low suite wc, vanity sink unit, radiator and double glazed window.

Bedroom Three
8'7" x 6'9" (2.62m x 2.06m)
With radiator and double glazed window.

Bathroom
White three piece suite comprising panelled bath, low suite wc, vanity sink unit, radiator and double glazed window.











Second Floor

Occasional Attic Room
17'7" x 9'3" (5.36m x 2.82m)
With velux window, radiator and storage.

Exterior
To the outside there is a well maintained garden to the rear with open farmland aspect, together with a double driveway and a garage.

Directions
From our office on Queensbury High Street head toward Gothic St, continue to follow A647 towards Bradford for 0.7 miles, turn left onto Baldwin Ln, go through the roundabout, turn left onto Fieldway.

TENURE
FREEHOLD

Council Tax Band
C / Bradford

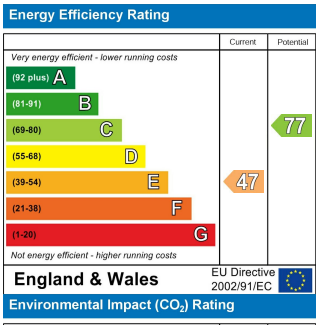












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