



## Fieldway, Clayton

**£280,000**

\* EXTENDED SEMI DETACHED \* THREE BEDROOMS \* MODERN KITCHEN \* CONSERVATORY \*  
\* TWO RECEPTION ROOMS \* CLOSE TO AMENITIES \* FANTASTIC VIEWS \*  
\* GARDEN \* DRIVE \* GARAGE \*

Occupying the ever popular location of 'Fieldway' is this stunning extended three bedroom family sized semi detached house. The superbly presented property benefits from a modern fitted kitchen, conservatory, open aspect views to the rear and potential to extend STPP. Situated within walking distance of Clayton village which boasts amenities, shops, schools and Quora Retail Park nearby.

The accommodation briefly comprises entrance hallway, lounge, dining room, conservatory, three first floor bedrooms and house bathroom. To the outside there are lawned and decked gardens to the rear with fantastic farmland views, together with driveway leading to a single garage. Viewing is highly recommended.





## Entrance Hall

With radiator and understairs storage.

## Lounge

13'8" x 13' (4.17m x 3.96m)

With living flame gas fire in fireplace surround, radiator and double glazed window.

## Breakfast Kitchen

18'3" x 6'9" (5.56m x 2.06m)

Modern fitted kitchen having a range of wall and base units incorporating sink unit, oven, hob, extractor fan, breakfast bar, radiator, double glazed window.

## Dining Room

11'8" x 11'9" (3.56m x 3.58m)

With an ornamental fireplace, radiator and patio doors.

## Conservatory

9'3" x 9'5" (2.82m x 2.87m)

With electric heater and French doors.

## First Floor

With access to loft via a pull down ladder.

## Bedroom One

12'1" x 10'9" (3.68m x 3.28m)

With built in wardrobe, radiator and double glazed window.

## Bedroom Two

11'4" x 10'9" (3.45m x 3.28m)

With built in wardrobe, radiator and double glazed window.

## Bedroom Three

8'6" x 6'9" (2.59m x 2.06m)

With radiator and double glazed window.

## Bathroom

Three piece suite comprising panelled bath with thermostatic shower over, low suite wc, pedestal wash basin, radiator and double glazed window.





### Exterior

To the outside there is a good sized lawned and decked garden to the rear enjoying fantastic views, together with a driveway to the front leading to a single garage.

### Directions

From our office on Queensbury High Street, head towards Gothic St, continue to follow A647 for 0.7 miles, turn left onto Baldwin Ln, proceed through the roundabout, left onto Fieldway and the property will be seen displayed via our For Sale board.

### TENURE

FREEHOLD





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating			

**Agent Notes & Disclaimer** We endeavour to make our particulars fair, accurate and reliable. The information provided does not constitute or form part of an offer or contract, nor may it be regarded as representation. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and for guidance only, as are floorplans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for purpose. We strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. Money Laundering Regulations Intending purchasers will be asked to produce identification and proof of finance. We would ask for your co-operation in order that there will be no delay in agreeing a sale. We are covered and members of The Property Ombudsman.

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