Sugdens
Sales & Lettings



Bradford Road, Clayton,

£1,175 Per Month

********* WELL PRESENTED THREE BEDROOM TOWNHOUSE WITH GARDEN IN CLAYTON **********
This well-presented three bedroom mid town house is ideally situated in the heart of the popular village of Clayton, conveniently located close to local amenities, shops, schools, and excellent transport links.
Benefiting from gas central heating and UPVC double glazing throughout, the property offers spacious accommodation arranged over three floors.
The accommodation briefly comprises; Entrance reception hall with access to integral garage , spacious first floor lounge and modern dining kitchen ,with integrated dishwasher, fridge and freezer. To the second floor three bedrooms and a bathroom with shower over the bath .
Externally, the property benefits from off-road parking, an integral garage, and an enclosed rear garden, providing an ideal outdoor space for relaxing and entertaining.
Council Tax Band B .
****VIEW IMMEDIATELY ****
SORRY NO SMOKERS







Deposit

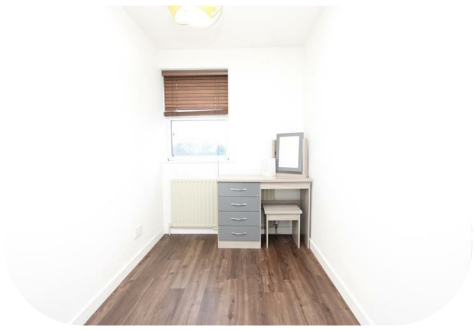
A deposit equivalent to five weeks rent will be required to be paid at the start of the tenancy. This is subject to referencing.



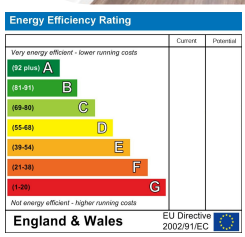


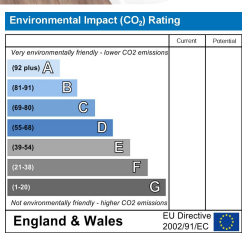






Agent Notes & Disclaimer We endeavour to make our particulars fair, accurate and reliable. The information provided does not constitute or form part of an offer or contract, nor may it be regarded as representation. All interested parties must verify accuracy and your solicitor must verify tenure/lease 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.





8 The Green, Idle, Bradford, West Yorkshire, BD10 9PR Tel 01274 619999 email idle@sugdensestates.co.uk
44 High Street, Queensbury, Bradford, West Yorkshire, BD13 2PA Tel 01274 888998 email queensbury@sugdensestates.co.uk
13 Bradford Road, Cleckheaton, BD19 5AG Tel 01274 905905 email cleckheaton@sugdensestates.co.uk
website www.sugdensestates.co.uk

rightmove
The Property Ombudsman
Sugden Properties Ltd trading as Sugdens. Registered office 8 The Green, Idle, Bradford, West Yorkshire, BD10 9PR. Reg No. 8180915
DPS The Deposit Protection Service