Sugdens
Sales & Lettings



Oakleigh Avenue, Clayton,

£265,000

* SEMI DETACHED * THREE BEDROOMS * CLOSE TO CLAYTON VILLAGE *
* GARDENS * DRIVEWAY * GARAGE * POPULAR CUL-DE-SAC *

Occupying a popular cul-de-sac position on Oakleigh Avenue is this three bedroom semi-detached house.
The family-sized property benefits from a modern fitted kitchen, shower room, gas central heating, uPVC double glazing and alarm system.
Situated within walking distance of Clayton village, which boasts a range of amenities, shops, schools and the nearby Quora retail park.
The accommodation briefly comprises entrance hallway, lounge, dining kitchen, three first floor bedrooms and shower room.
To the outside there are low maintenance and well-stocked gardens to both the front and rear, together with a driveway leading to a single garage.
Viewing is highly recommended.







Hallway
Central heating radiator.



Lounge
13 x 11'8 (3.96m x 3.56m)
Coal effect gas fire with fireplace surround, central heating radiator and double glazed window.

Dining Kitchen
11'8 x 17'7 (3.56m x 5.36m)
Modern fitted wall and base units with solid wood work surface and sink and drainer unit. Double oven, electric hob and extractor fan over. Integral dishwasher, washing machine and fridge freezer. Complimentary down lights, double glazed window and central heating radiator. Door leading to rear garden.



First Floor Landing
Double glazed window and loft access via a pull down ladder.

Bedroom One
13'1 x 9'9 (3.99m x 2.97m)
Sharpe's Built in wardrobes, double glazed window and central heating radiator.



Bedroom Two
11'9 x 9'8 (3.58m x 2.95m)
Central heating radiator and double glazed window.

Bedroom Three
10'1 x 7'6 (3.07m x 2.29m)
Double glazed window, central heating radiator and built in storage.

Shower Room
New Modern three piece suite comprising; low flush WC, vanity unit with sink and shower cubicle. Tiled walls, double glazed windows and heated towel rail.

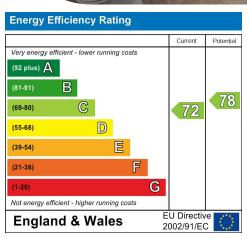


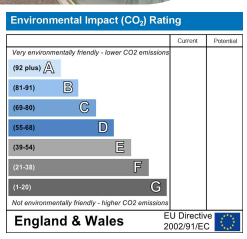
External
Driveway leading to single garage. To the rear is a lawned area with mature shrubs and patio areas.

Council Tax
Bradford - Band C.



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