Sugdens
Sales & Lettings



Fieldway, Clayton

£295,000

** SEMI DETACHED ** FOUR BEDROOMS ** SUPERB FAMILY HOME ** AMPLE GARDENS & PARKING ** A fantastic opportunity for families! This characterful four-bedroom semi-detached property occupies a generous corner plot in the heart of Clayton and offers spacious, well-presented accommodation throughout. Highlights include a modern fitted kitchen, house bathroom and en-suite shower room, along with gardens to three sides, a gated driveway providing ample off-street parking and a summerhouse to the rear. Ideally positioned within walking distance of local schools, shops and amenities, this attractive home is perfectly suited to a young or growing family.











Entrance Hall

Lounge
11'3 x 14'2 (3.43m x 4.32m)
Live effect gas fire with fireplace surround, central heating radiator and double glazed bay window.

Dining Kitchen
20 x 13'3 (6.10m x 4.04m)
Modern fitted wall and base units, sink unit and tiled splashback. Gas hob, electric oven and extractor fan over. Under stair storage cupboard, central heating radiator, double glazed window and UPVC door leading to gardens.

Dining Area
Integeral fridge freezer, electric fire with fireplace surround, central heating raditaor and French doors leading out to rear garden.

First Floor

Bedroom One
11'4 x 10'3 (3.45m x 3.12m)
Central heating raditaor and double glazed window.

En-Suite
Shower unit and hand wash basin.

Bedroom Two
10'11 x 11'6 (3.33m x 3.51m)
Built in wardrobes, central heating raditaor and double glazed window.

Bedroom Three
9'6 x 6'6 (2.90m x 1.98m)
Central heating radiator and double glazed window.

W/C
Two piece suite comprising of; low flush WC and hand wash basin. Double glazed window.

House Bathroom
Three peice suite comprising of; low flush WC, hand wash basin and panel bath. Central heating raditaor and double glazed window.

Second Floor











Attic Bedroom Four

15'4 x 10'4 (4.67m x 3.15m)
Velux window, central heating radiator and eaves storage.

External

Corner plot garden with gated driveway providing ample parking. To the front is composite decking and lawned gardens with mature shrubs. To the rear is a well established garden with patio area and artificial lawn surrounded by mature shrubs. Summerhouse with power and light.

Council Tax

Band C - Bradford





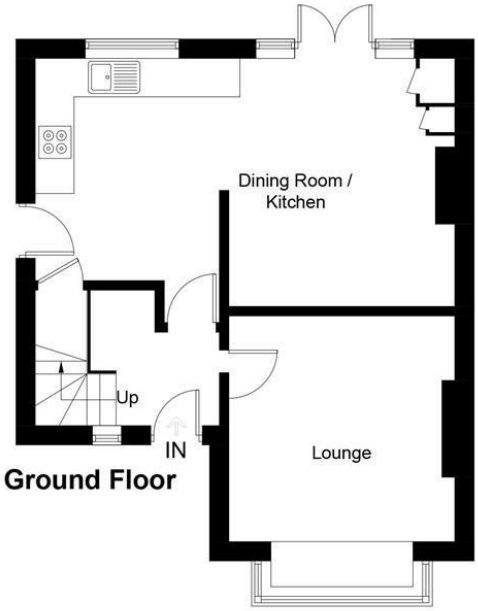




Fieldway, BD14

Approximate Gross Internal Area = 113.1 sq m / 1217 sq ft

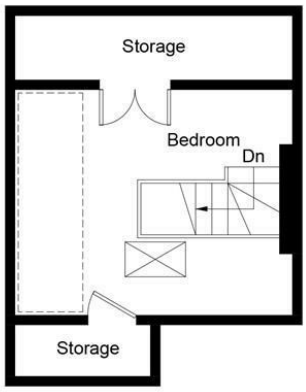
= Reduced headroom below 1.5m / 5'0



Ground Floor



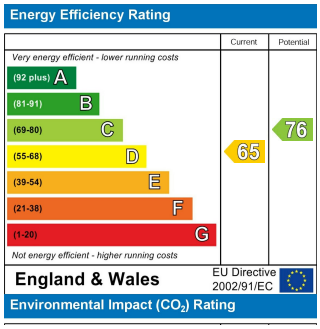
First Floor



Second Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1341987)





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