



Westfield Terrace, Clayton, Offers Over £200,000

* MID TERRACE * THREE DOUBLE BEDROOMS * IDEAL FTB * CLOSE TO CLAYTON VILLAGE *
* CONSERVATORY * LANDSCAPED GARDEN *

Situated on this popular location off 'Clayton Lane' is this well presented three double bedroom mid terrace.

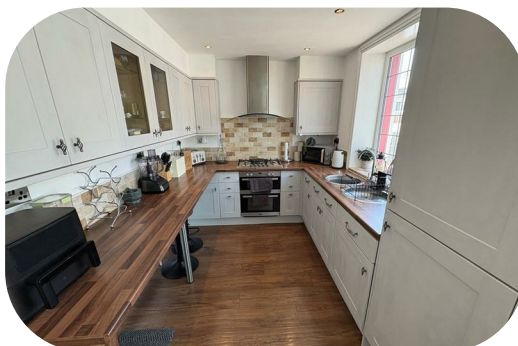
The property would make a ideal opportunity for a first time buyer/young family.

The property benefits from a conservatory, modern kitchen, house bathroom and landscaped garden.

Situated within walking distance of Clayton village which boasts amenities, shops and local schools.

The accommodation briefly comprises entrance vestibule, lounge, breakfast kitchen, conservatory, two first floor bedrooms and a house bathroom. There is a further third bedroom to the attic.

To the outside there is a landscaped garden to the rear, together with a pergola and garage. The property also had a new roof in 2025.



Entrance Vestibule

With radiator.

Lounge

14'4" x 12'1" (4.37m x 3.68m)

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

Breakfast Kitchen

17'3" x 8' (5.26m x 2.44m)

Modern fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, tiled splashback, oven, hob and extractor hood, breakfast bar, radiator, integrated fridge/freezer, plumbing for auto washer, double glazed window, pantry.

Conservatory

14'6" x 6'5" (4.42m x 1.96m)

With bi-fold doors leading to rear garden.

First Floor

With radiator.

Bedroom One

12'2" x 9'7" (3.71m x 2.92m)

With radiator and double glazed window.

Bedroom Two

9'9" x 8'1" (2.97m x 2.46m)

With radiator and double glazed window.

Bathroom

Modern three piece suite comprising panelled bath, low suite wc, pedestal wash basin, radiator and double glazed window.

Second Floor

Attic Bedroom Three

16'5" x 10'8" (5.00m x 3.25m)

With eaves storage and velux window.

Exterior

To the outside there are low maintenance landscaped gardens with patio, decking, pebbled area, together with a pergola and 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, at the roundabout take the 2nd exit onto Clayton Ln, turn right onto Westfield Terrace and the property will be seen displayed via our For Sale board.

TENURE

FREEHOLD

Council Tax Band

B / Bradford



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.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		82	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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