



150 The Avenue, Clayton, Bradford, BD14 6PE

£195,000

- TWO BEDROOM SEMI-DETACHED TRUE BUNGALOW
- CLOSE TO VILLAGE AMENITIES & BUS ROUTES
- UPVC DOUBLE GLAZING
- ACCESSIBLE SHOWER ROOM
- GARDENS FRONT & REAR
- AVAILABLE WITH NO CHAIN
- GAS CENTRAL HEATING
- MODERN KITCHEN WITH INTEGRATED APPLIANCES
- ALARM SYSTEM
- BOARDED LOFT WITH DROP DOWN LADDER

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**** TWO BEDROOM SEMI DETACHED BUNGALOW ** ELEVATED POSITION ** CONSERVATORY TO THE REAR ** SUPER REAR GARDEN ** MODERN KITCHEN **** This single storey property sits at the top of the sought-after 'The Avenue' in Clayton and is available with NO CHAIN. Offering 'ready to move in' accommodation and further benefitting from gas central heating, UPVC double glazing, a spacious conservatory that was installed in recent years and a fitted kitchen with a range of integrated appliances. Terraced gardens to the front and a level, low maintenance rear garden. Early viewing is advised.



Council Tax Band: C



Entrance Hall

The front entrance door leads into the hallway with doors off to all rooms, central heating radiator and access to the loft space.

Lounge

13'3 x 12'0

Bay window to the front elevation, modern marble fireplace with an inset living flame gas fire, two wall light points and a central heating radiator.

Kitchen

12'7 x 6'7

Fitted with a range of modern wall and base cabinets, laminate work surfaces over and splash-back wall tiling. Integrated appliances include an electric oven, gas hob, extractor, under-counter fridge and freezer, washing machine and a microwave. Boiler cupboard, stainless steel sink & drainer, window to the side elevation and double doors leading to the conservatory.

Conservatory

15'2 x 8'7

A well proportioned UPVC conservatory with French doors leading out to the rear garden, two central heating radiators, two wall light points and laminate flooring.

Bedroom One

10'6 x 9'6

Fitted with a range of bedroom furniture, including two double wardrobes with drawer below, bedside cabinets and over-bed cupboards. Window to the rear elevation and a central heating radiator.

Bedroom Two

8'9 x 8'9

Two double fitted wardrobes with drawers below. Central heating radiator and a window to the front elevation.

Bathroom

A fully tiled bathroom comprising of a walk-in accessible shower cubicle with an electric shower, pedestal washbasin and a low flush WC. Window to the rear elevation and a central heating radiator.

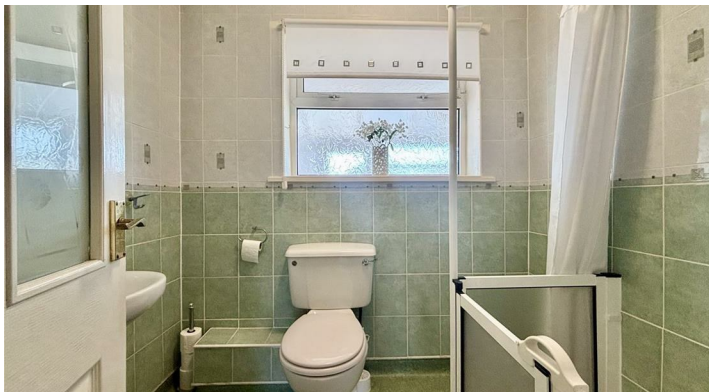
Loft

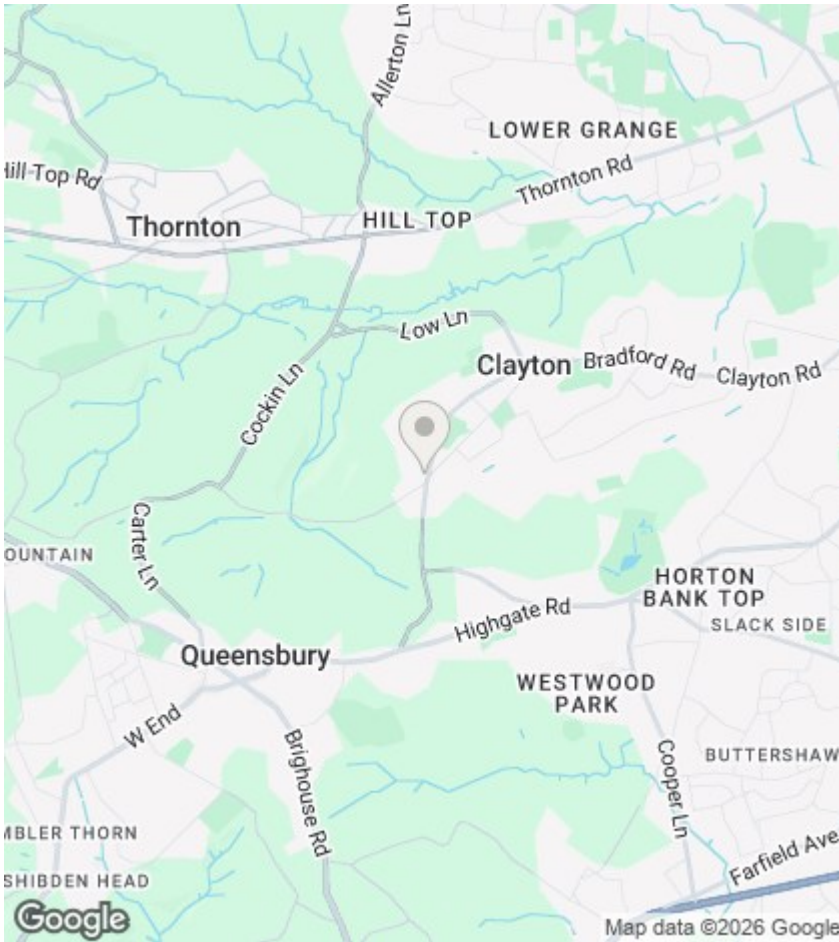
Boarded loft with light and a drop down ladder from the hallway.

External

To the front of the property are low maintenance terraced gardens with steps up to the house. A pathway leads down the side of the house to the rear. The rear garden is level, well proportioned and consists of several paved patio areas, flower beds, summer house, greenhouse, garden shed, fenced boundaries and an outside tap. On-road parking to the front.







Directions

Viewings

Viewings by arrangement only.
Call 01274884040 to make an appointment.

EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			76
(55-68) D	62		
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

