Sugdens
Sales & Lettings



Uplands Avenue, Clayton Heights,

Offers Over £200,000

* SEMI DETACHED * THREE BEDROOMS * QUIET CUL-DE-SAC * CLOSE TO AMENITIES *
* GARDENS * DRIVE * GARAGE *

Occupying a much sought after location of Clayton Heights is this three bedroom semi detached property.
Located on a small and quiet cul-de-sac location, the property would appeal to a number of buyers.
Situated within easy reach of amenities, shops, schools and bus routes.
The property benefits from gas central heating, feature stained glass windows and mostly double glazing.
Briefly comprises entrance hallway, lounge, dining room and a kitchen. There are three first floor bedrooms a separate w/c and house bathroom.
To the outside there is a well maintained garden to front and rear with a driveway leading to a single garage.







Entrance Hall
Understairs storage and radiator.



Lounge
12'9" x 13'8" (3.89m x 4.17m)
With electric fire in fireplace surround, radiator and double glazed window.

Dining Room
10'9" x 11'8" (3.28m x 3.56m)
With a living flame gas fire in fireplace surround, radiator and double glazed window.



Kitchen
10' x 6'6" (3.05m x 1.98m)
With fitted wall and base units incorporating stainless steel sink unit, cooker, plumbing for auto washer, radiator and double glazed window.

First Floor
With radiator and double glazed window.

Bedroom One
11'8" x 12'1" (3.56m x 3.68m)
With fitted wardrobes, radiator and double glazed window.



Bedroom Two
6'7" x 6'4" (2.01m x 1.93m)
With radiator and double glazed window.

Bedroom Three
10'8" x 10'8" (3.25m x 3.25m)
With radiator and double glazed window.

WC
Low suite wc.



Bathroom
Two piece suite comprising panelled bath, vanity sink unit, radiator and double glazed window.

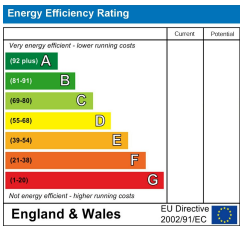
Exterior
To the outside there are well maintained gardens to both front and rear, together with a driveway leading to a single garage.

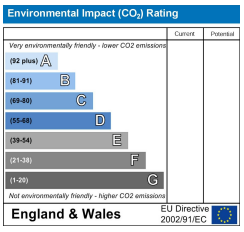
Directions
From our office on Queensbury High Street head towards Gothic St, turn left onto Uplands Ave and the property will be seen displayed via our For Sale board.



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.

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