Sugdens
Sales & Lettings



The Avenue, Clayton

£249,950

* SEMI DETACHED * THREE BEDROOMS * TWO RECEPTION ROOMS * POPULAR LOCATION *
* LOVELY GARDENS * AMPLE PARKING * CLOSE TO CLAYTON VILLAGE *

Occupying the ever popular location of 'The Avenue' close to Clayton village, is this three bedroom semi detached house. The family sized property benefits from a modern bathroom, gas central heating, upvc double glazing and alarm system. Situated within walking distance of Clayton Village which boasts amenities, shops, schools and Quora Retail Park nearby. The accommodation briefly comprises entrance porch, hallway, lounge, dining room and kitchen, three first bedrooms and a modern house bathroom.

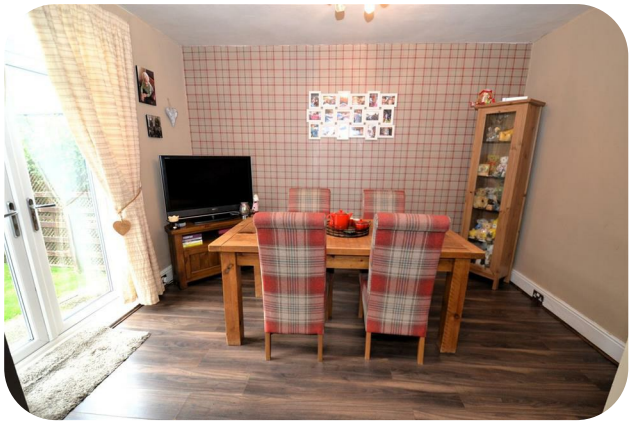
To the outside there are low maintenance gardens to both front and rear, together with driveway providing ample off-road parking. Viewing is highly recommended.











Entrance Porch

Reception Hall
With understairs storage, radiator and double glazed window.

Lounge
16'10" x 11'5" (5.13m x 3.48m)
With living flame gas fire in feature fireplace surround, radiator and double glazed bay window.

Kitchen / Dining Room
17'9" x 12'6" overall measurement (5.41m x 3.81m overall measurement)

Kitchen
The kitchen is fitted with a range of wall and base units incorporating Belfast style sink, range cooker, extractor hood, tiled floor, plumbing for dishwasher, double glazed window.

Dining Room
With radiator and French doors to rear garden.

First Floor Landing
With double glazed window.

Bedroom One
12'6" x 12'6" (3.81m x 3.81m)
With radiator and double glazed window.

Bedroom Two
12'6" x 11'9" (3.81m x 3.58m)
With radiator and double glazed window.

Bedroom Three
6'9" x 6'9" (2.06m x 2.06m)
With radiator and double glazed window.

Bathroom
Modern house bathroom comprising panelled bath, vanity sink unit, low suite wc, towel radiator and double glazed window.











Exterior
To the outside there are well maintained gardens to both front and rear, together with driveway providing ample off-road parking.

Directions
From our office on Queensbury High Street head east on High St/A647 towards Gothic St, continue to follow A647, turn left onto Baldwin Ln, go through the roundabout onto The Avenue and the property will shortly be seen displayed via our For Sale board.

TENURE
FREEHOLD

Council Tax Band
C







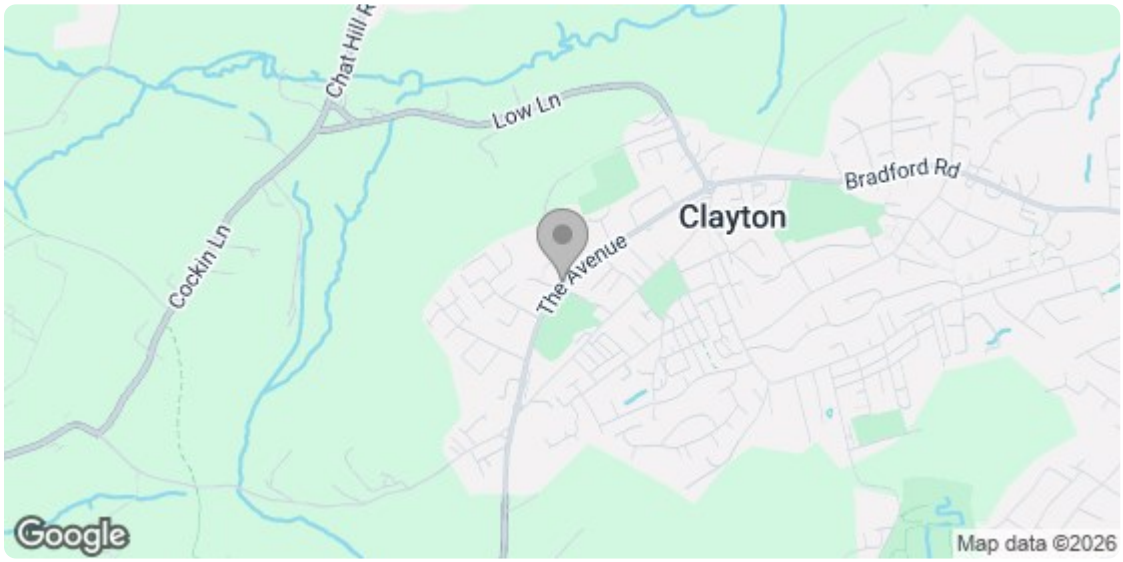


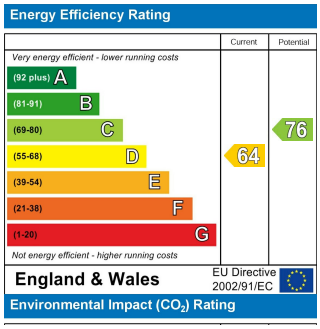
The Avenue, BD14

Approximate Gross Internal Area = 93.9 sq m / 1011 sq ft
Store = 1.1 sq m / 12 sq ft
Total = 95.0 sq m / 1023 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1329880)





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

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