



Jacobs Croft, Clayton

£340,000

* MODERN DETACHED * FOUR BEDROOMS * TWO RECEPTION ROOMS * IMMACULATE *
 * TWO BATH/SHOWER ROOMS * CUL-DE-SAC LOCATION * LANDSCAPED GARDENS *
 * DRIVEWAY & GARAGE * VIEWING A MUST!!! *

Undoubtedly one of the finest presented properties in the locality, is this stunning four bedroom detached house. Offers 'ready to move into' family sized accommodation and benefits from gas central heating, upvc double glazing and alarm system.

Reception hall, lounge, dining room, luxury fitted kitchen, utility, cloakroom/wc, four first floor bedrooms - master bedroom having en-suite shower room, together with modern house bathroom with white suite.

To the outside there are enclosed landscaped gardens with driveway leading to an attached garage.





Reception Hall

With radiator.

Cloakroom/WC

With low suite wc, wash basin and radiator.

Lounge

15' x 11'2" (4.57m x 3.40m)

With radiator.

Kitchen

13'9" x 9'8" (4.19m x 2.95m)

Modern fitted kitchen having a range of wall and base units incorporating black composite sink, integral fridge, freezer, oven, hob, glass splashbacks, radiator and store cupboard.

Dining Room

10'1" x 9'10" (3.07m x 3.00m)

With radiator and upvc French doors to rear garden.

Utility Room

5' x 5'9" (1.52m x 1.75m)

With stainless steel sink unit, plumbing for auto washer, plumbing for dishwasher and vented for a tumble dryer.

First Floor Landing

Bedroom One

11' x 12'5" (3.35m x 3.78m)

With fitted wardrobes and radiator. En-Suite shower room;

En Suite Shower Room

Modern three piece suite comprising shower cubicle, low suite wc, vanity sink unit, tiled walls and radiator.

Bedroom Two

13'5" x 9'1" (4.09m x 2.77m)

With fitted wardrobes and radiator.

Bedroom Three

9'4" x 9'9" (2.84m x 2.97m)

With radiator.

Bedroom Four

9'8" x 7'10" (2.95m x 2.39m)

With radiator.





Bathroom

Modern three piece suite including a vanity basin unit, tiled walls and radiator.

Loft

Exterior

To the front there is a driveway leading to an attached garage, artificial lawned garden to the front, together with a landscaped garden with patio to the rear.

Directions

From our Queensbury office proceed to the main traffic light at Sandbeds, continue into Scarlet Heights and take the left into Baldwin Lane towards Clayton, at the bottom turn right onto Clayton Lane follow the road turning right onto Park Lane then left onto School Street then right onto Station Road after a short distance turn right onto Jacobs Croft where the property will be found identified by our For Sale board.

TENURE

FREEHOLD

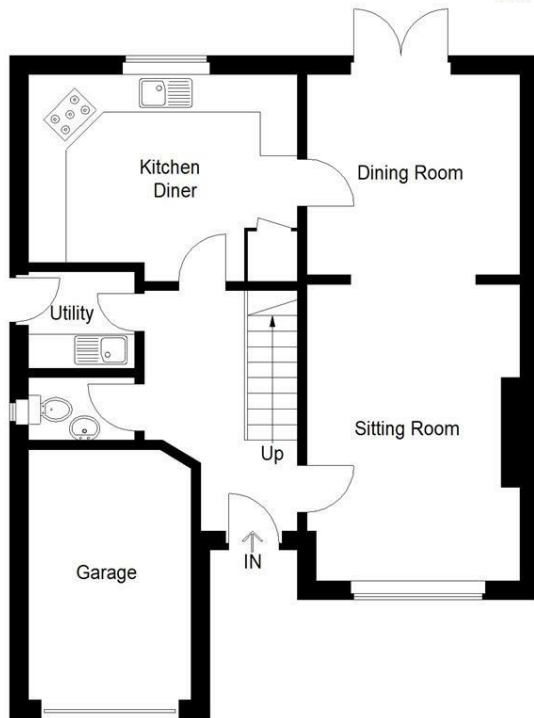
Council Tax Band

E



Jacobs Croft, BD14

Approximate Gross Internal Area = 114.4 sq m / 1231 sq ft
 Garage = 10.3 sq m / 111 sq ft
 Total = 124.7 sq m / 1342 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.
 FloorplansUsketch.com © 2022 (ID912584)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

Consumer Protection

We are providing these details in good faith, to the best of our ability, in obtaining as much information as is necessary for our buyers/tenants, to make a decision whether or not they wish to proceed in obtaining this property under the consumer protection regulations. We are covered and members of The Property Ombudsman.

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