



Oakleigh Avenue, Clayton,

£265,000

Occupying the ever popular location of 'Oakleigh Avenue' is this three bedroom semi detached house. The family sized property benefits from a modern fitted kitchen, shower room, 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 hallway, lounge, dining kitchen, three first floor bedrooms and shower room. To the outside there are low maintenance and well stocked gardens to both front and rear, together with driveway leading to a single garage.

Viewing is highly recommended.



Hallway

Central heating radiator.

Lounge

13 x 11'8 (3.96m x 3.56m)

Coal effect gas fire with fireplace surround, central heating radiator and double glazed window.

Dining Kitchen

11'8 x 17'7 (3.56m x 5.36m)

Modern fitted wall and base units with solid wood work surface and sink and drainer unit. Double oven, electric hob and extractor fan over. Integral dishwasher, washing machine and fridge freezer. Complimentary down lights, double glazed window and central heating radiator. Door leading to rear garden.

First Floor Landing

Double glazed window and loft access via a pull down ladder.

Bedroom One

13'1 x 9'9 (3.99m x 2.97m)

Sharpe's Built in wardrobes, double glazed window and central heating radiator.

Bedroom Two

11'9 x 9'8 (3.58m x 2.95m)

Central heating radiator and double glazed window.

Bedroom Three

10'1 x 7'6 (3.07m x 2.29m)

Double glazed window, central heating radiator and built in storage.

Shower Room

New Modern three piece suite comprising; low flush WC, vanity unit with sink and shower cubicle. Tiled walls, double glazed windows and heated towel rail.

External

Driveway leading to single garage. To the rear is a lawned area with mature shrubs and patio areas.

Council Tax

Bradford - Band C.



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	
A (92 plus)		A (92 plus)	
B (81-91)		B (81-91)	
C (69-80)		C (69-80)	
D (55-68)		D (55-68)	
E (39-54)		E (39-54)	
F (13-38)		F (13-38)	
G (1-12)		G (1-12)	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

Energy Efficiency Rating: 83 (Current), 66 (Potential)
Environmental Impact (CO₂) Rating: C (Current), B (Potential)

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