



## Fieldway, Clayton

£290,000

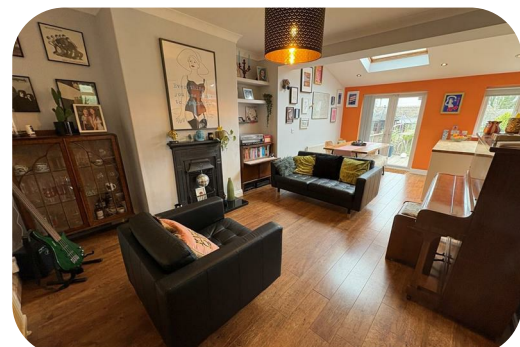
\* EXTENDED SEMI DETACHED \* THREE BEDROOMS \* WELL PRESENTED \* FAMILY SIZED \*

\* MODERN KITCHEN & BATHROOM \* LOVELY GARDENS \* AMPLE PARKING \* GARAGE \*

Located in the heart of Clayton, this charming extended three bedroom semi detached home offers well-presented, family sized accommodation ideal for a young or growing family.

The property features a modern fitted kitchen, contemporary house bathroom and a generous rear garden perfect for outdoor living. Conveniently positioned within walking distance of local amenities, shops, and well regarded schools, the home briefly comprises entrance hallway, comfortable lounge, spacious open plan family living kitchen with an adjoining utility room/W/C. To the first floor are three well proportioned bedrooms and a house bathroom.

To the outside the property boasts a large, beautifully stocked rear garden, a resin driveway providing ample off-street parking and a detached garage. A delightful summerhouse sits to the rear - offering an additional versatile space.





### Entrance Hall

With radiator and understairs storage.

### Lounge

13'5" x 12'9" (4.09m x 3.89m)

With a living flame gas fire in fireplace surround, radiator, double glazed window.

### Family Living Kitchen

22'2" x 17'8" (6.76m x 5.38m)

Fitted kitchen having a range of white wall and base units incorporating oven, hob, sink unit, wood work surfaces, integrated dishwasher, radiator, double glazed window, French doors to rear.

Sitting Area has an ornamental fireplace and a radiator.

### Utility Room/WC

6' x 5'5" (1.83m x 1.65m)

With fitted base units incorporating stainless steel sink unit, tiled floor, low suite wc and double glazed window.

### First Floor

With double glazed window.

### Bedroom One

11'8" x 10'4" (3.56m x 3.15m)

With radiator and double glazed window.

### Bedroom Two

12'1" x 11'3" (3.68m x 3.43m)

With radiator and double glazed window.

### Bedroom Three

9'8" x 8'5" (2.95m x 2.57m)

With radiator and double glazed window.

### Bathroom

Three piece suite comprising P shaped bath, low suite wc, pedestal wash basin, radiator and double glazed window.

### Exterior

To the outside there is a good sized lawned and decked garden to the rear with borders, shrubs, summerhouse. A resin driveway offers parking for two/three vehicles.





**Directions**

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

**TENURE**

FREEHOLD

**Council Tax Band**

C / Bradford





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

**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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