



Westminster Crescent, Clayton,

£169,950

* BUNGALOW * WELL PRESENTED THROUGHOUT * ONE BEDROOM + LOFT CONVERSION ROOM *
* POPULAR LOCATION * MODERN KITCHEN & BATHROOM * GARDENS & PARKING *

Situated in the desirable and sought after location of Clayton and within walking distance of amenities, shops, and local schools, is this one bedroom + occasional room mid terrace bungalow.

Modernised by the present owners to include a modern fitted kitchen and white bathroom suite.

The property benefits from a loft conversion which provides a useful occasional room (previously used as a bedroom).

The accommodation briefly comprises entrance hallway, kitchen, lounge, rear porch, bedroom and house bathroom. To the first floor there is an occasional room.

There is a low maintenance enclosed garden to the rear with a decked area and a driveway providing off street parking.



Entrance Hall

Kitchen

9'1" x 8'11" (2.77m x 2.72m)

Modern white fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, tiled splashback, plumbing for auto washer, oven and hob, extractor fan, radiator and double glazed window.



Lounge

12'11" x 10' (3.94m x 3.05m)

With electric fire in fireplace surround, radiator.

Rear Porch

With upvc door to rear.

Bedroom One

10'2" x 9'9" (3.10m x 2.97m)

With radiator, built in cupboard and double glazed window.



Bathroom

White three piece suite comprising panelled bath with mixer shower over, low suite wc, pedestal wash basin, radiator and double glazed window.

First Floor Occasional Room / Loft Conversion

19'2" x 7'8" max (5.84m x 2.34m max)

With built in wardrobe, radiator and double glazed window.



Exterior

To the outside there is an enclosed low maintenance garden with decked area to the rear, together with a driveway providing off-road parking.

Directions

From our office on Queensbury High Street head east on High St/A647 towards Gothic St, continue to follow A647 for 0.7 miles, turn left onto Baldwin Ln, go through the roundabout, after 0.8 miles turn left onto Westminster Ave, left onto Westminster Cres and the property will shortly be seen displayed via our For Sale board.



TENURE

FREEHOLD

Council Tax Band

A



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.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <small>Not energy efficient - higher running costs</small>		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 <small>Not environmentally friendly - higher CO₂ emissions</small>	
England & Wales <small>EU Directive 2002/91/EC</small>		England & Wales <small>EU Directive 2002/91/EC</small>	

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