



Delph Grove, Clayton

£240,000

*** EXTENDED END TOWN HOUSE * FOUR BEDROOMS * TWO BATH/SHOWER ROOMS *
* CLOSE TO AMENITIES * REAR GARDEN * DOUBLE DRIVEWAY ***

Situated in the heart of Clayton Village is this extended four bedroom, two bath/shower rooms, end town house property. The family sized accommodation benefits from two bath/shower rooms, 20ft dining kitchen, gas central heating, double glazing and a garden to the rear.

Within easy reach of amenities, shops and local schools.

The accommodation briefly comprises entrance, cloaks/wc, utility room, lounge and dining kitchen. There are four first floor bedrooms (master bedroom having en-suite shower room) and house bathroom.

To the outside there is a garden to the rear, together with a double driveway providing off street parking.





Entrance Vestibule

Dining Kitchen

20'6" x 12'1" (6.25m x 3.68m)

With a range of fitted wall and base units incorporating stainless steel sink unit, tiled splashback, oven, hob, extractor hood, integrated fridge/freezer, radiator and double glazed window.

Cloakroom/WC

Two piece suite comprising low suite wc, pedestal wash basin, radiator and double glazed window.

Utility

11'5" x 7'1" (3.48m x 2.16m)

With a stainless steel sink unit, plumbing for auto washer, radiator, double glazed window, upvc door to rear.

Lounge

12'9" x 14'2" (3.89m x 4.32m)

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

First Floor

Bedroom One

10'4" x 10'7" (3.15m x 3.23m)

With radiator and double glazed window. En-Suite Shower Room;

En Suite Shower Room

Three piece suite comprising shower cubicle, low suite wc, pedestal wash basin, radiator and double glazed window.

Bedroom Two

8'9" x 9'8" (2.67m x 2.95m)

With radiator and double glazed window.

Bedroom Three

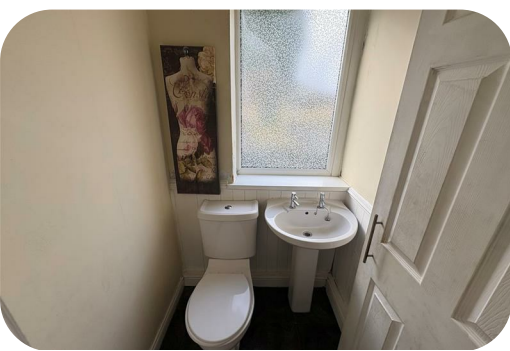
12'2" x 9'3" (3.71m x 2.82m)

With radiator and double glazed window.

Bedroom Four

12'2" x 7'9" (3.71m x 2.36m)

With radiator and double glazed window.





Bathroom

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

Exterior

To the outside there is a lawned garden and patio 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, turn left onto Delph Dr, right onto Delph Grove and the property will be seen displayed via our For Sale board.

TENURE

FREEHOLD

Council Tax Band

B / Bradford





Energy Efficiency Rating		
	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		
Not energy efficient - higher running costs		
	66	78
England & Wales		
EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		

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@sugdensesstates.co.uk
44 High Street, Queensbury, Bradford, West Yorkshire, BD13 2PA Tel 01274 888998 email queensbury@sugdensesstates.co.uk
13 Bradford Road, Cleckheaton, BD19 5AG Tel 01274 905905 email cleckheaton@sugdensesstates.co.uk
website www.sugdensesstates.co.uk



Sugden Properties Ltd trading as Sugdens. Registered office 8 The Green, Idle, Bradford, West Yorkshire, BD10 9PR. Reg No. 8180915

