



## Petrel Close, Clayton Heights,

**£225,000**

\* SEMI DETACHED \* THREE BEDROOMS \* TWO RECEPTION ROOMS \*  
\* TWO BATH/SHOWER ROOMS \* POPULAR LOCATION \* GARDEN \* PARKING \*

This three bedroom semi detached would make an ideal purchase for a number of buyers. Located on the popular Westwood Park development which is popular for first time buyers and young families.

The accommodation briefly comprises entrance vestibule, cloaks/wc, lounge, dining room, kitchen, three first floor bedrooms - master bedroom having en suite shower room, plus house bathroom.

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



## Entrance Vestibule

## Cloakroom/WC

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

## Lounge

14'7" x 12'7" (4.45m x 3.84m)  
With double glazed window.

## Dining Room

9'6" x 7'7" (2.90m x 2.31m)  
With French doors to rear.

## Kitchen

9'3" x 8' (2.82m x 2.44m)  
Fitted wall and base units incorporating sink unit, plumbing for auto washer, tiled splashback, cooker point.

## First Floor

### Bedroom One

13'8" x 9'3" (4.17m x 2.82m)  
With double glazed window. En-Suite Shower Room;

### En Suite Shower Room

### Bedroom Two

9'5" x 8'8" (2.87m x 2.64m)  
With double glazed window.

### Bedroom Three

7'4" x 7' (2.24m x 2.13m)  
With double glazed window.

## Bathroom

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

## Exterior

To the outside there is a garden to the rear with summer house, together with off-road parking.

## Directions

From our office on Queensbury High Street head towards Gothic St, continue to follow A647 towards Bradford for 1.2 miles, turn right onto The Birdwalk, right onto Sheila Henry Dr, right onto Jacana Way, left onto Ouzel Dr, right onto Peregrine Way, right onto Petrel Close and the property will be seen displayed via our For Sale board.

## TENURE

FREEHOLD

## Council Tax Band

C / Bradford



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

8 The Green, Idle, Bradford, West Yorkshire, BD10 9PR Tel 01274 619999 email [idle@sugdensesstates.co.uk](mailto:idle@sugdensesstates.co.uk)  
44 High Street, Queensbury, Bradford, West Yorkshire, BD13 2PA Tel 01274 888998 email [queensbury@sugdensesstates.co.uk](mailto:queensbury@sugdensesstates.co.uk)  
13 Bradford Road, Cleckheaton, BD19 5AG Tel 01274 905905 email [cleckheaton@sugdensesstates.co.uk](mailto:cleckheaton@sugdensesstates.co.uk)  
website [www.sugdensesstates.co.uk](http://www.sugdensesstates.co.uk)