



Naden Close, Clayton Heights,

£250,000

*** CALL SUGDENS TO BE THE FIRST TO VIEW ***

*** DETACHED * THREE BEDROOMS * CUL-DE-SAC * POPULAR LOCATION ***

*** TWO RECEPTION ROOMS * TWO BATH/SHOWER ROOMS * GARDEN * DRIVE * GARAGE ***

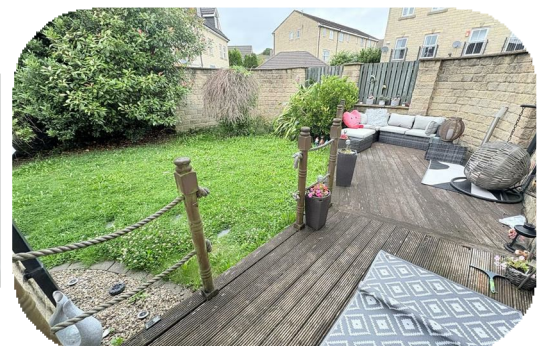
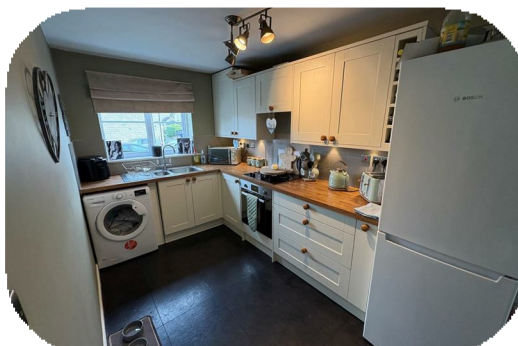
Occupying a much sought after cul-de-sac location on this popular Westwood Park Development and offering family sized accommodation, is this well presented three bedroom detached house.

Benefits from two bath/shower rooms, two reception rooms, gas central heating and upvc double glazing.

Briefly comprising reception hall, cloakroom/wc, lounge, dining room, kitchen, three first floor bedrooms - master bedroom having en-suite shower room, plus a modern house bathroom.

To the outside there are gardens, driveway and garage.

Viewing is highly recommended.



Entrance Hall

With radiator.

Cloakroom/WC

Modern two piece suite comprising low suite wc, vanity sink unit, towel radiator and double glazed window.

Kitchen

16'2" max x 6'9" (4.93m max x 2.06m)

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

Lounge

15'6"x 10' (4.72mx 3.05m)

With living flame gas fire in fireplace surround, radiator, double glazed window and French doors.

Dining Room

8'4" x 9'5" (2.54m x 2.87m)

With radiator and double glazed window.

First Floor Landing

With double glazed window.

Bedroom One

12'9" x 8'8" (3.89m x 2.64m)

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

En Suite Shower Room

Modern three piece suite comprising walk-in shower, low suite wc, pedestal wash basin, radiator, tiled walls and floor.

Bedroom Two

10' x 8'9" (3.05m x 2.67m)

With walk in wardrobe, radiator and double glazed window.

Bedroom Three

7' x 6'3" (2.13m x 1.91m)

With radiator and double glazed window.

Bathroom

Modern three piece suite comprising freestanding bath, vanity sink unit, low suite wc, radiator and double glazed window.

Exterior

To the outside there is a lawned and decked garden to the rear, together with a driveway leading to a single garage.

Directions

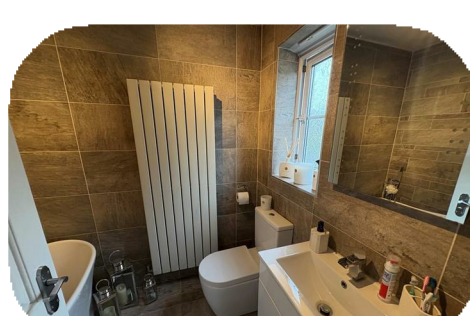
From our office on Queensbury High Street head east on High St/A647 towards Gothic St, after 1.1 miles turn right onto The Birdwalk, right onto Sheila Henry Dr, left onto Jacana Way, continue onto Winscar Ave, at the roundabout take the 2nd exit onto Yateholm Dr, at the roundabout take the 1st exit and stay on Yateholm Dr, turn left onto Naden Close and the property will shortly be seen displayed via our For Sale board.

TENURE

FREEHOLD

Council Tax Band

D



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		
(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 ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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