



## Keilder Crescent, Clayton Heights

**£225,000**

\* SEMI DETACHED \* THREE BEDROOMS \* WELL PRESENTED \* SOUGHT AFTER LOCATION \*  
\* OVER THREE FLOORS \* THREE BATH/SHOWER ROOMS \* GARDEN \* DRIVE \* GARAGE \*

Stunning three bedroom semi detached property situated on the much sought after location of Westwood Park. This family sized property offers accommodation over three floors and would make a superb purchase for a young/growing Family.

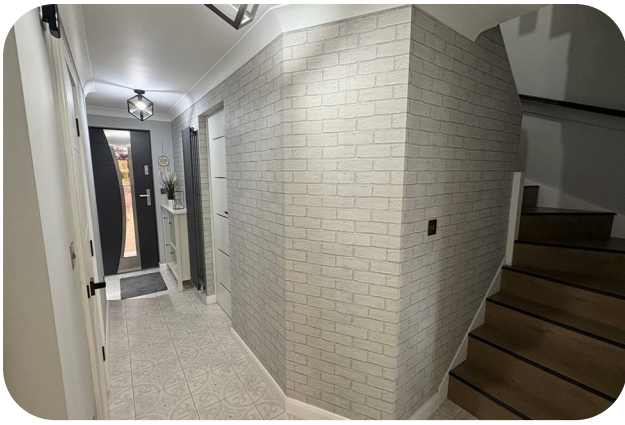
Benefits from a modern fitted kitchen, three bath/shower rooms and a utility room.

Having been modernised by the present owners to offer 'ready to move into' accommodation.

To the outside there are gardens to the rear with a off street parking leading to an integral garage.







### Entrance Hall

With tiled floor and radiator.

### Shower Room

Modern three piece suite comprising walk-in shower, vanity sink unit, low suite wc, radiator and double glazed window.

### Utility

5'6" x 7'9" (1.68m x 2.36m)

With base units incorporating stainless steel sink unit, work surfaces, plumbing for auto washer, tiled floor and radiator.

### Bedroom Three

8'6" x 7'9" (2.59m x 2.36m)

With radiator, double glazed window, built in wall cupboard.

### First Floor

With radiator.

### Lounge

17'5" x 14'5" (5.31m x 4.39m)

With feature wall, two radiators, two double glazed windows.

### Kitchen

14'4" x 10' (4.37m x 3.05m)

Fitted kitchen having a range of white wall and base units incorporating stainless steel sink unit, tiled splashback, oven, hob and extractor fan, radiator and double glazed window.

### Second Floor

#### Bedroom Two

14'5" x 11'5" (4.39m x 3.48m)

With radiator, two double glazed windows and a built in wardrobe. En-Suite Bathroom;

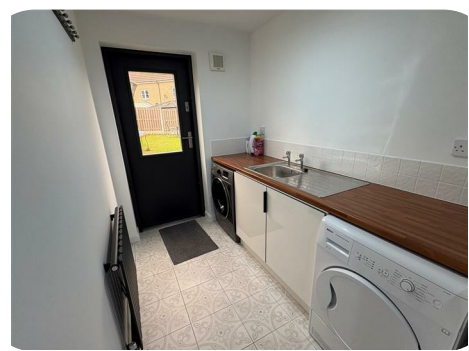
#### En Suite Bathroom

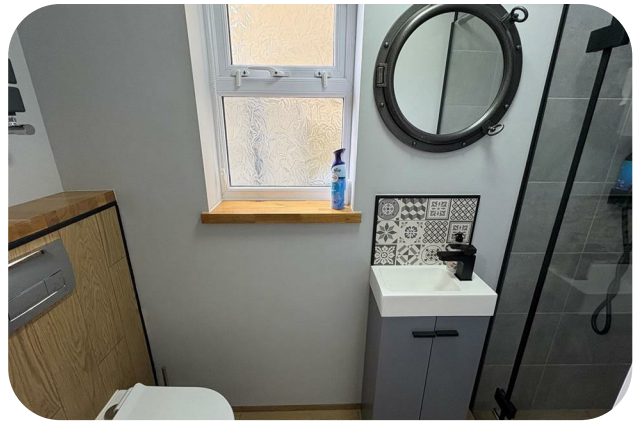
Modern three piece suite comprising panelled bath, low suite wc, pedestal wash basin, radiator and double glazed window.

#### Bedroom Three

12'5" x 9'1" (3.78m x 2.77m)

With built in wardrobe, radiator and double glazed window. En Suite Shower Room;





### En Suite Shower Room

Modern three piece suite comprising shower cubicle, vanity sink unit, low suite wc, radiator.

### Exterior

To the outside there is a lawned and patio garden to the rear, off road parking to the front leading to an integral garage.

### Directions

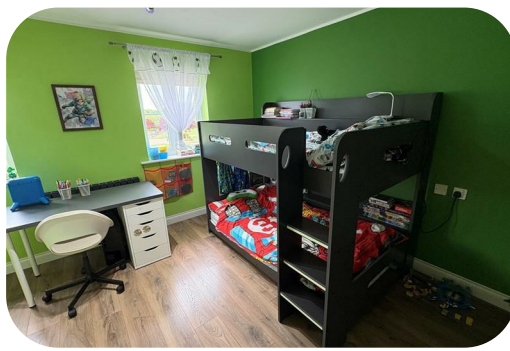
From our office on Queensbury High Street head east on High St/A647 towards Gothic St, turn right onto The Birdwalk, right onto Sheila Henry Drive, left onto Jacana Way, continue onto Winscar Ave, at the roundabout take the 2nd exit onto Yateholm Dr, turn left onto Keilder Cres, turn left to stay on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

### TENURE

FREEHOLD

### Council Tax Band

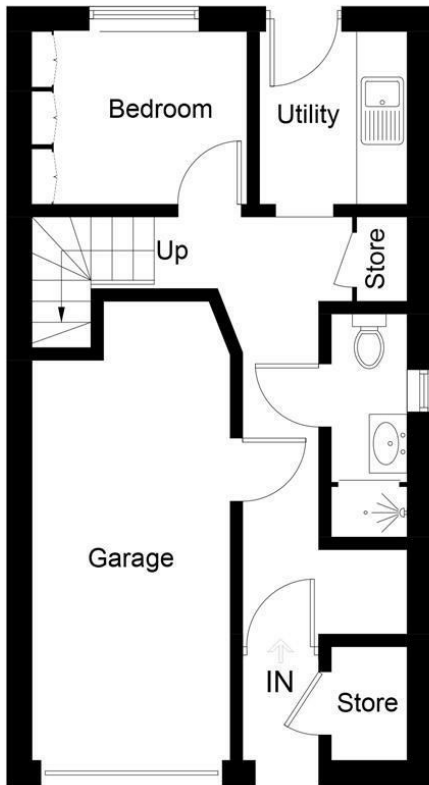
C / Bradford



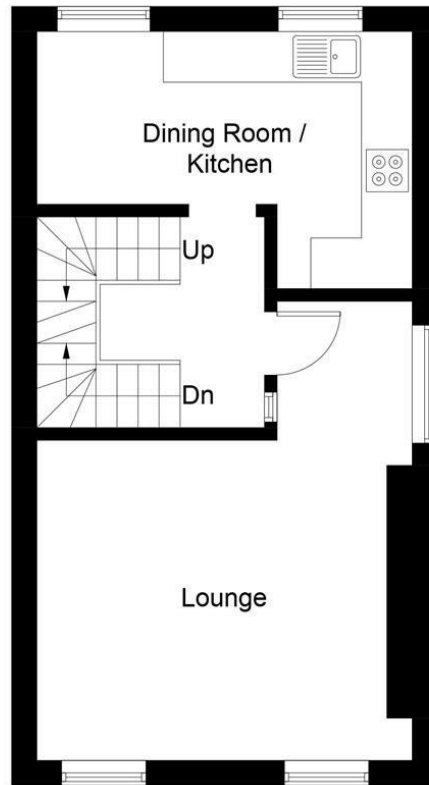


## Keilder Crescent, BD6

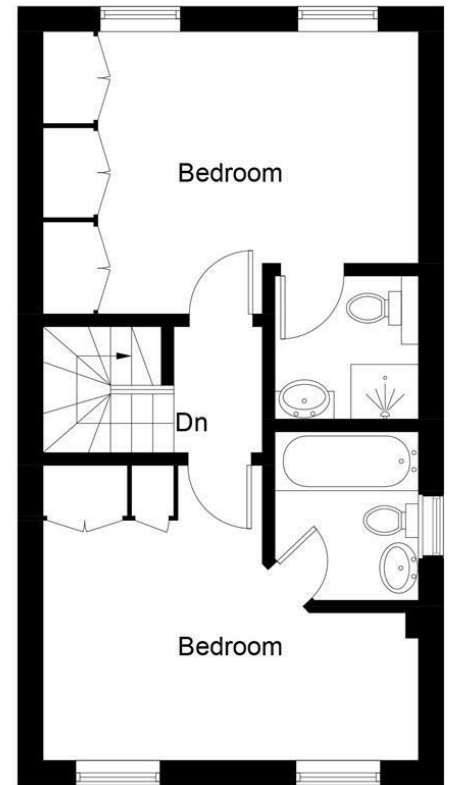
Approximate Gross Internal Area = 113.8 sq m / 1225 sq ft  
(Including Garage / External Store)



Ground Floor

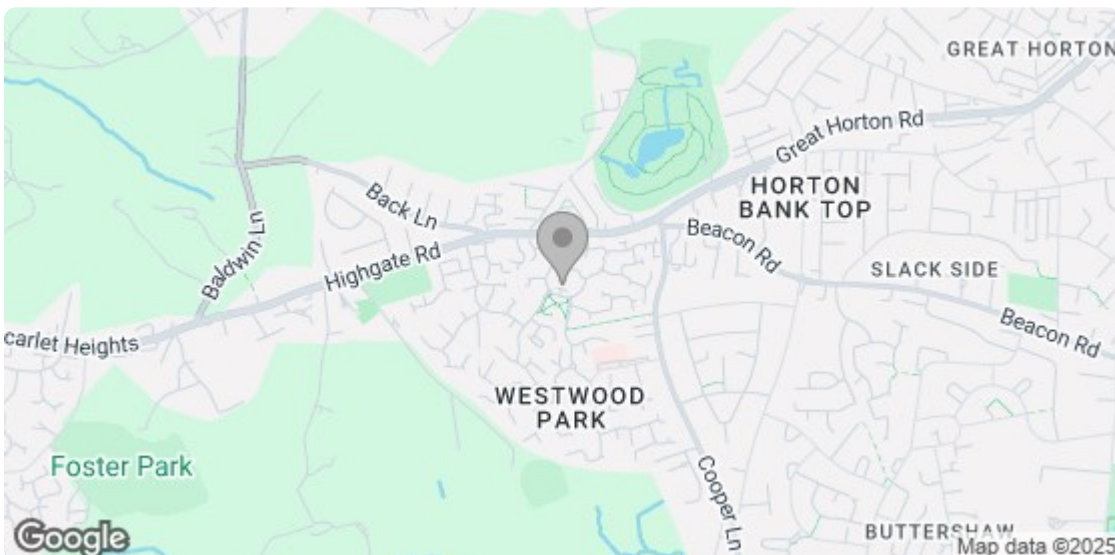


First Floor



Second Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1201523)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <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		
EU Directive 2002/91/EC		
England & Wales		
Environmental Impact (CO <sub>2</sub> ) 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.

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