



## Rosehip Rise, Clayton

£389,950

\* DETACHED \* FOUR BEDROOMS \* THREE BATH/SOWER ROOMS \* TWO RECEPTION ROOMS \*  
\* CONSERVATORY \* MODERN KITCHEN \* GARDENS TO THREE SIDES \* PARKING & GARAGE \*

Fantastic opportunity for any growing family to purchase this large four bedroom detached house.

Having been updated throughout to include a modern fitted kitchen, conservatory, and en-suite shower room.

Situated in a sought after CUL-DE-SAC location and within walking distance of Clayton Village which benefits from local amenities, shops and schools.

Offering 'ready to move into accommodation' and briefly comprises of reception hall, lounge, dining room, breakfast kitchen, conservatory and cloakroom. There are four first floor bedrooms (master with en suite) and a house bathroom.

To the outside there are well maintained gardens to three sides together with off-road parking leading to an integral garage.

Viewing is highly recommended.





**Entrance Hall**

With radiator.

**Cloakroom/WC**

Two piece suite comprising low suite wc, pedestal wash basin, radiator.

**Lounge**

16'9" x 11'2" (5.11m x 3.40m)

With electric fire in fireplace surround, radiator, double glazed window, French doors.

**Dining Room**

10'2" x 9'2" (3.10m x 2.79m)

With radiator and French doors.

**Breakfast Kitchen**

15'8" x 9'5" (4.78m x 2.87m)

Modern fitted kitchen having a range of wall and base units incorporating sink unit, breakfast bar, island, range style cooker, extractor hood, integrated fridge/freezer, dishwasher, washing machine, radiator, double glazed window and French doors.

**Conservatory**

11'9" x 11'5" (3.58m x 3.48m)

With French doors to rear garden.

**First Floor**

With useful storage cupboard. Loft access.

**Bedroom One**

12'2" x 12'1" (3.71m x 3.68m)

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

**En Suite Shower Room**

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

**Bedroom Two**

10'6" x 9'8" (3.20m x 2.95m)

With built in wardrobes, radiator and double glazed window.

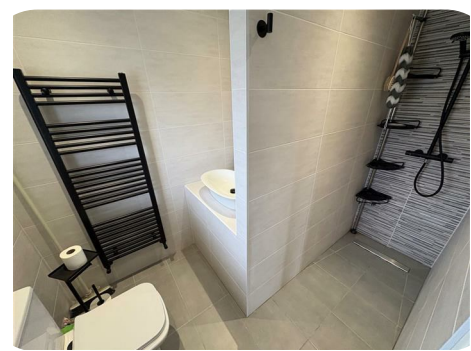
**Bedroom Three**

9'2" x 8' (2.79m x 2.44m)

With radiator, double glazed window. Jack 'n' Jill En-Suite Shower Room;

**En Suite Shower Room**

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





### Bedroom Four

10' x 7'5" (3.05m x 2.26m)

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 well maintained garden to three sides with lawn and patio areas. A driveway leads to an integral garage.

### Directions

From our office on Queensbury High Street head towards Gothic St, continue to follow A647 towards Bradford for 0.7 miles, turn left onto Baldwin Ln, at the roundabout take the 2nd exit onto Clayton Ln, right onto Park Ln, left onto Nursery Rd, right onto Station Rd, right onto Oakleigh Ave, left onto Bramble Cl, left onto Blackberry Way, turn right to stay on Blackberry Way, right onto Rosehip Rise and the property will be seen displayed via our For Sale board.

### TENURE

FREEHOLD

### Council Tax Band

E / Bradford



# Rosehip Rise, BD14

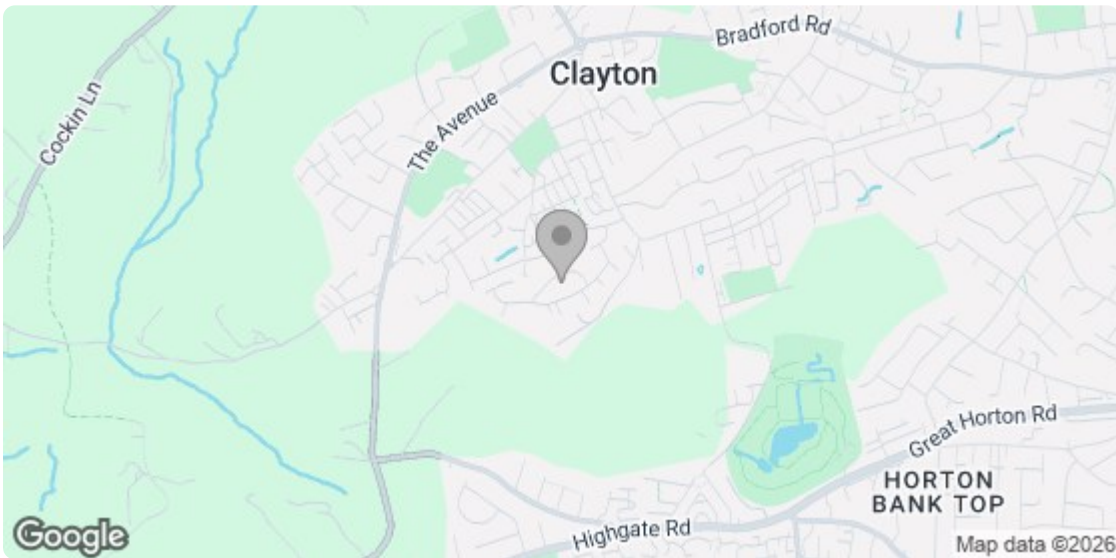
Approximate Gross Internal Area = 148.5 sq m / 1598 sq ft



**Ground Floor**

**First Floor**

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1310589)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	71	75
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC
<b>Environmental Impact (CO<sub>2</sub>) Rating</b>		

**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](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)