



Winscar Avenue, Clayton Heights,

£240,000

*** SEMI DETACHED * THREE STOREY * THREE BEDROOMS * CUL-DE-SAC LOCATION ***

*** TWO BATH/SHOWER ROOMS * INTEGRAL GARAGE * 23 YEARS OLD, approx. ***

A fantastic opportunity for either a young family or first time buyer to purchase this delightful three bedroom semi detached house.

Benefits from gas central heating, upvc double glazing and briefly comprises reception hall, lounge, kitchen, cloakroom/wc, two first floor bedrooms and house bathroom, whilst on the second floor there is an overall master bedroom suite with dressing area and shower room.

To the outside there is parking, integral garage and a landscaped garden to the rear.



Reception Hall

With radiator and store cupboard.

Cloakroom/WC

With low suite wc, wash basin and radiator.

Lounge

17'9" max x 13'1" (5.41m max x 3.99m)

With stainless steel pebble effect electric fire in modern fireplace surround, bay window, radiator and store cupboard.

Kitchen

11'10" x 6'2" (3.61m x 1.88m)

Maple-wood effect fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, stainless steel oven and hob, plumbing for auto washer, breakfast bar, radiator.

First Floor Landing

With radiator.

Bedroom Two

10'2" x 10'7" (3.10m x 3.23m)

With built in wardrobes and radiator.

Bedroom Three

13'1" x 10'5" (3.99m x 3.18m)

With radiator.

Bathroom

Three piece white suite, part tiled walls and radiator.

Second Floor

Master Bedroom Suite / Bedroom One

13'2" narrowing to 9'4" x 13'8" (4.01m narrowing to 2.84m x 4.17m)

With radiator. Dressing Room with store cupboard. En-Suite Shower Room;

En Suite Shower Room

Three piece suite, part tiled walls, radiator and velux skylight.

Exterior

To the outside there is a driveway to the front leading to an integral garage, together with a landscaped garden to the rear with lawn and patio .

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, left onto Jacana Way, continue onto Winscar Ave, at the roundabout turn left to stay on Winscar Ave 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 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	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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