



Fieldway, Clayton,

£295,000

**** SEMI DETACHED ** THREE BEDROOMS ** TWO RECEPTION ROOMS ** EXTENDED **
 ** WELL PRESENTED THROUGHOUT ** MODERN KITCHEN & BATH/SHOWER ROOMS **
 ** FAMILY SIZED ** GARDENS, PARKING & DRIVEWAY ****

Situated in the heart of Clayton is this delightful three bedroom extended semi detached property. The family sized home offers well presented accommodation and would appeal to a Young/Growing Family. Benefits from a modern fitted kitchen, house bathroom and en suite shower room.

Situated within walking distance of amenities, shops, and local schools.

Briefly comprising of a entrance porch, hallway, lounge, sitting room, dining kitchen, three first floor bedrooms (master having en suite and dressing area).

To the outside there is a large well stocked rear garden with a driveway leading to a detached garage.



Entrance Porch

Hallway

Built in storage cupboard and radiator.

Lounge

12'8" x 13'6" (3.86m x 4.11m")

Wall mounted fire, radiator and bay window.

Dining / Sitting Room

19'3" x 12'3" (5.87m x 3.73m")

Radiator.

Breakfast Kitchen

18'6" x 17'1" (5.64m x 5.21m")

Modern fitted kitchen having a range of wall and base units incorporating granite worktops, stainless steel sink unit, tiled splash back, integrated fridge freezer, integrated dishwasher, integrated microwave, plumbing for auto washer, range cooker and extractor fan, breakfast bar, radiator and french doors.

First Floor Landing

Bedroom One

13'0" x 11'2" (3.96m x 3.40m")

Radiator.

En Suite

Three piece suite comprising shower cubicle, low flush wc, wash basin and radiator.

Dressing Area

Built in wardrobes.

Bedroom Two

11'6" x 12'1" (3.51m x 3.68m")

Radiator.

Bedroom Three

6'9" x 8'3" (2.06m x 2.51m")

Radiator.

Bathroom

Modern three piece suite comprising panel bath with shower over, low flush wc, pedestal wash basin and radiator.

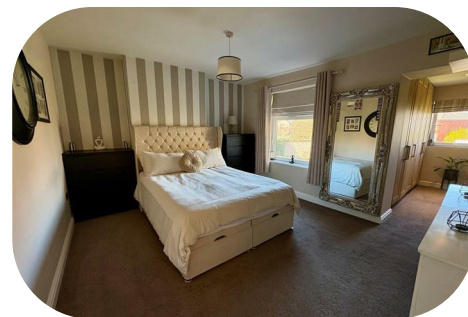
Exterior

Enclosed lawn and patio garden to rear with driveway leading to a single garage.

Tenure

FREEHOLD.

Council Tax Band



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		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92-100) A			(82 plus) A		
(81-91) B			(61-81) B		
(69-80) C			(50-60) C		
(55-68) D			(35-49) D		
(39-54) E			(21-34) E		
(21-38) F			(11-20) F		
(1-20) G			Not environmentally friendly - higher CO ₂ emissions		
Not energy efficient - higher running costs					
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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