



## Delph Drive, Clayton

**£350,000**

**\*\* DETACHED \*\* FOUR BEDROOMS \*\* CLOSE TO AMENITIES \*\***

**\* POPULAR LOCATION \* GRANNY FLAT \***

Family sized four bedroom detached home. Ideally located within walking distance of Clayton Village which offers amenities, shops and schools.

Situated just off 'The Avenue' in Clayton the property would make a fantastic purchase for a Growing Family. Benefits from a granny flat to the side which would also be ideal for a teenagers annexe.







Ideally located within walking distance of Clayton Village, is this family sized four bedroom detached home. Would make a fantastic purchase for a young/growing family. Close to amenities, shops and schools and situated just off 'The Avenue' in Clayton. The spacious home boasts a Granny Annexe, three reception rooms and three bathrooms. To the outside there are well maintained gardens, a driveway providing off street parking and a single garage.

### Entrance Vestibule

With radiator and oak flooring.

### Lounge

14'3" x 12'6" (4.34m x 3.81m)

With living flame gas fire in feature fireplace, radiator.

### Sitting Room

21'4" x 15' (6.50m x 4.57m)

With radiator, French doors and upvc door to rear.

### Dining Room

12'3" x 12'4" (3.73m x 3.76m)

With radiator.

### Kitchen

24'10" x 9'2" (7.57m x 2.79m)

With fitted wall and base units incorporating Belfast style sink, solid work tops, range style cooker, tiled floor, plumbing for auto washer, door to rear.

### Cloakroom/WC

Modern two piece suite comprising low suite wc, vanity sink unit.

### Granny Annexe

#### Granny Annexe Lounge/Bedroom

14'5" x 12'9" (4.39m x 3.89m)

#### Granny Annexe Bathroom

With three piece suite comprising panelled bath, low suite wc, pedestal wash basin.

#### Granny Annexe Kitchen

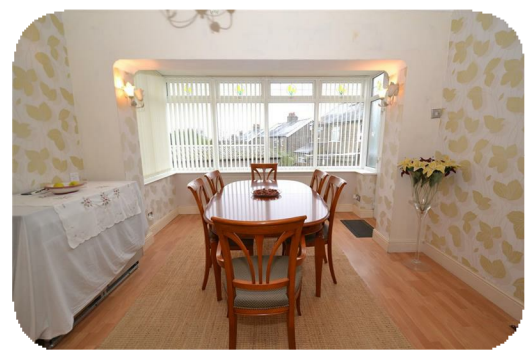
7'9" x 5'6" (2.36m x 1.68m)

### First Floor

#### Bedroom One

14'5" x 8'11" (4.39m x 2.72m)

With radiator. With dressing room and en-suite bathroom;





### En Suite Dressing Room

12'7" x 10'2" (3.84m x 3.10m)

With fitted wardrobes and radiator.

### En Suite Bathroom

Three piece suite comprising roll-top bath, wash basin, low suite wc, tiled walls, towel radiator.

### Bedroom Two

8'10" x 9'8" (2.69m x 2.95m)

With en-suite room.

### Bedroom Three

9'8" x 8'6" (2.95m x 2.59m)

### Shower Room

With three piece suite comprising shower cubicle, vanity sink unit, low suite wc, tiled walls, towel radiator.

### Loft Rooms

There are two occasional loft rooms.

### Exterior

To the outside there are well maintained gardens, a driveway providing off street parking and a single garage.

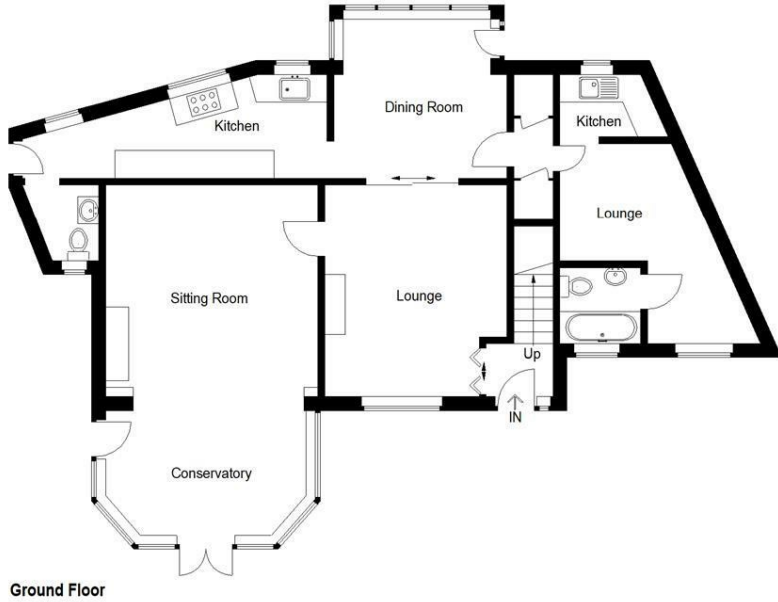




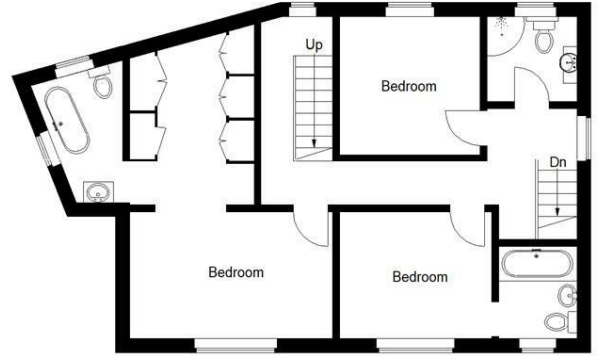
## Delph Drive, BD14

Approximate Gross Internal Area  
216.3 sq m / 2328 sq ft

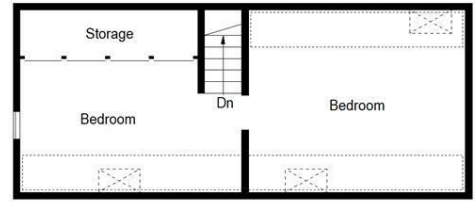
Reduced headroom  
below 1.5 m / 5'0"



Ground Floor

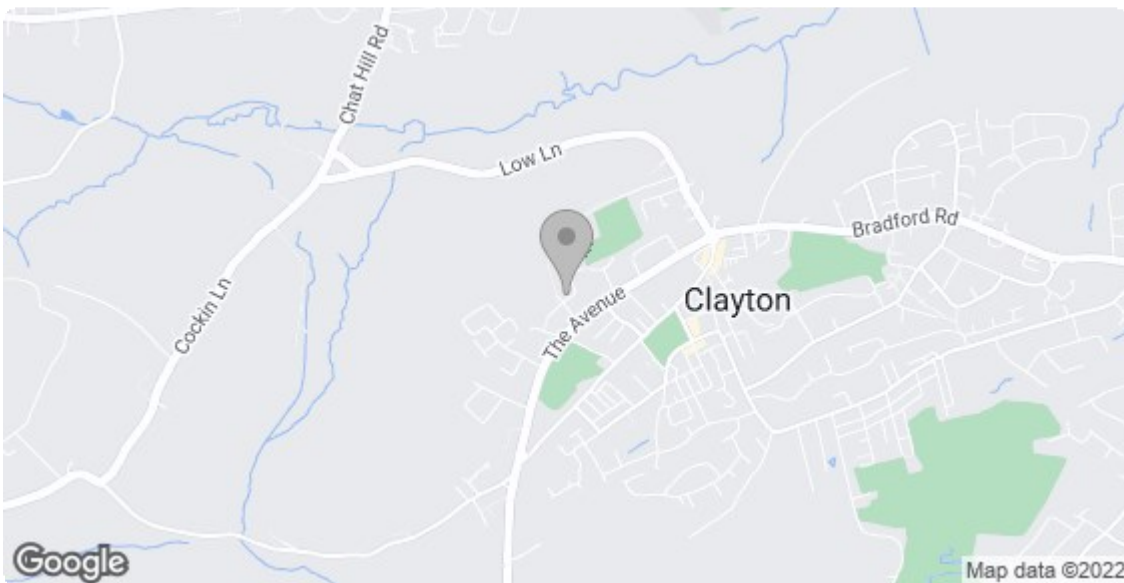


First Floor



Second Floor

Illustration for identification purposes only, measurements are approximate, not to scale.  
FloorplansUsketch.com © 2021 (ID 821832 )



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>		
(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		
<b>England &amp; Wales</b>		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <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 environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC		
<b>England &amp; Wales</b>		

### Consumer Protection

We are providing these details in good faith, to the best of our ability, in obtaining as much information as is necessary for our buyers/tenants, to make a decision whether or not they wish to proceed in obtaining this property under the consumer protection regulations. We are covered and members of The Property Ombudsman.

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