



## The Avenue, Clayton,

**£210,000**

\* SEMI DETACHED BUNGALOW \* TWO BEDROOMS \* CONSERVATORY \* GARDENS \*  
\* MODERN KITCHEN \* POPULAR LOCATION \* CLOSE TO AMENITIES \*

This two bedroom semi detached bungalow would make an ideal purchase a number of buyers - in particular anybody looking to downsize!

Well presented and ideally located on the outskirts of Clayton which boasts amenities, shops and excellent rural walks.

Benefits from a modern fitted kitchen, conservatory, gas central heating and double glazing.

The accommodation briefly comprises entrance, hallway, lounge, kitchen, conservatory, two bedrooms and wet room. To the outside there is a low maintenance garden to the Front & rear with borders and shrubs, summer house & shed & greenhouse to the rear



## Entrance Hall

With radiator.

## Lounge

13'3" x 12' (4.04m x 3.66m)

With a living flame gas fire in fireplace surround, radiator and double glazed window.



## Kitchen

12'7" x 6'6" (3.84m x 1.98m)

Modern fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, tiled splashback, fridge/freezer, microwave, oven, hob, extractor hood, tiled floor, radiator, French doors, double glazed window.

integrated, washing machine, fridge, freezer.

## Conservatory

15'2" x 8'7" (4.62m x 2.62m)

With two radiators and French doors to rear.



## Bedroom One

10'9" x 9'6" (3.28m x 2.90m)

With built in wardrobe, radiator, double glazed window.



## Bedroom Two

8'9" x 8'9" (2.67m x 2.67m)

With radiator and double glazed window.



## Wet Room

With walk-in shower, low suite wc, pedestal wash basin, radiator and double glazed window.

## Exterior

To the outside there is a low maintenance garden to the Front & rear with borders and shrubs, summer house & shed & greenhouse to the rear

## Directions

From our office on Queensbury High Street head towards Gothic St, turn left onto Baldwin Ln, go through the roundabout and continue onto 150 The Avenue where the property will shortly 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 <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> 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
(11-20)	G	(11-20)	G
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales		EU Directive 2002/91/EC	