Sugdens
Sales & Lettings



Westminster Drive, Clayton

£259,950

* EXTENDED SEMI DETACHED * THREE BEDROOMS * TWO RECEPTION ROOMS *
* TWO BATH/SHOWER ROOMS * PARKING * GARAGE *

This well-presented and extended three-bedroom semi-detached home is ideally positioned just off The Avenue, within easy walking distance of Clayton village.

Offering spacious and versatile accommodation arranged over three floors, this attractive family home briefly comprises entrance porch, hallway, inviting lounge, modern fitted dining kitchen, separate dining room and a ground floor shower room. To the first floor are two well proportioned bedrooms and a stylish house bathroom, together with a further bedroom located on the second floor providing flexible accommodation for growing families.

Externally, the property benefits from an attractive low-maintenance rear garden featuring an artificial lawn, together with a driveway providing off-road parking and leading to a single garage.

Ideally located for a wide range of local amenities, shops, and well-regarded schools, with Quora Retail Park also within easy reach, this fantastic home is perfectly suited to families and those seeking generous living space in a popular residential location.

Early viewing is highly recommended to fully appreciate the spacious accommodation, two bath/shower rooms, dining kitchen, and excellent presentation this superb home has to offer.











Entrance Porch

Hallway

Lounge
14'3" x 10'7" (4.34m x 3.23m)
With radiator and double glazed bay window.

Dining Kitchen
16'3" x 10'6" (4.95m x 3.20m)
Cream fitted wall and base units incorporating oak work surfaces, tiled splashback, Belfast style sink, oven, hob, extractor fan, plumbing for auto washer, radiator, useful storage cupboard.

Dining Room
6'6" x 10'6" (1.98m x 3.20m)
With radiator and patio doors to rear..

Shower Room
Modern three piece suite comprising shower cubicle, wash basin with fitted cupboard under, low suite wc, radiator and double glazed window.

First Floor

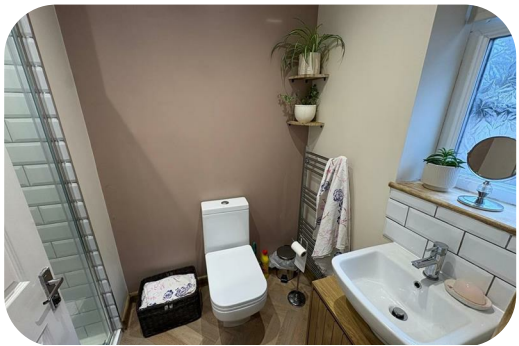
Bedroom Three
11'2" x 11'2" (3.40m x 3.40m)
With radiator and double glazed window.

Bedroom Two
10'5" x 9'6" (3.18m x 2.90m)
With radiator, double glazed window ands walk in wardrobe.

Bathroom
Modern three piece suite comprising panelled bath, low suite wc, pedestal wash basin, radiator, double glazed window and shower cubicle.

Attic Bedroom / Bedroom One
10'7" x 16'4" (3.23m x 4.98m)
With radiator, double glazed window enjoying far-reaching views, eaves storage.











Exterior
To the outside there is a low maintenance garden with artificial lawn, decking and driveway parking leading to a single garage.

Directions
From our office on Queensbury High Street head toward Gothic St, continue to follow A647 towards Bradford for 0.7 miles, left onto Baldwin Ln, go through the roundabout, turn left onto Westminster Dr and the property will be seen displayed via our For Sale board.

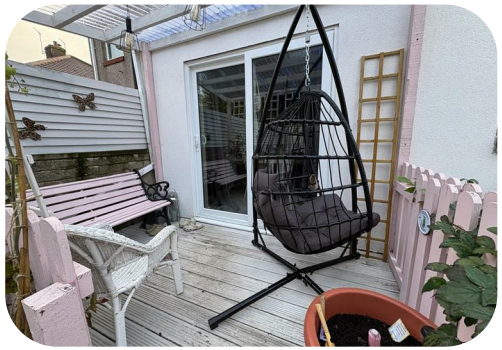
TENURE
FREEHOLD

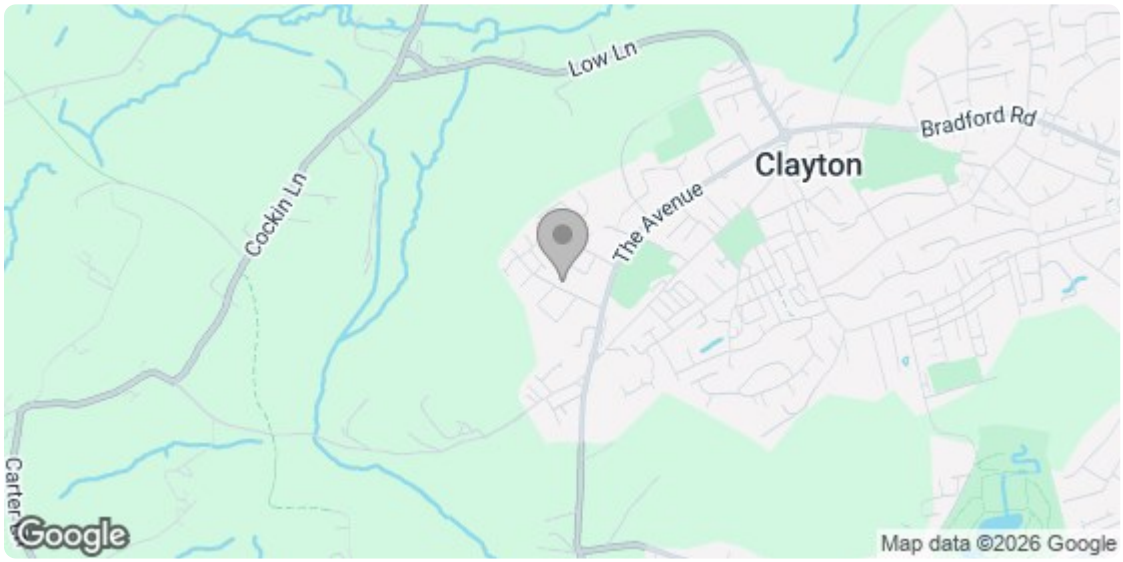
Council Tax Band
D / Bradford

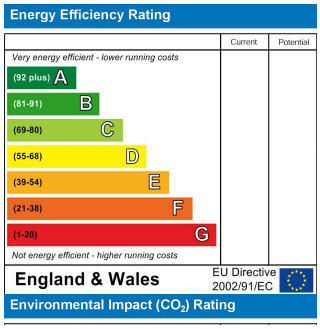












Agent Notes & Disclaimer We endeavour to make our particulars fair, accurate and reliable. The information provided does not constitute or form part of an offer or contract, nor may it be regarded as representation. All interested parties must verify accuracy and your solicitor must verify tenure/lease 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.

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

rightmove
The Property Ombudsman
Sugden Properties Ltd trading as Sugdens. Registered office 8 The Green, Idle, Bradford, West Yorkshire, BD10 9PR. Reg No. 8180915
DPS The Deposit Protection Service