



## Reva Syke Road, Clayton

### Offers In Excess Of £350,000

\* DETACHED \* FOUR BEDROOMS \* OVER THREE FLOORS \* TWO RECEPTION ROOMS \*  
 \* TWO BATH/SHOWER ROOMS \* HIGH SPECIFICATION \* GARDEN \* PARKING \*  
 SUBSTANTIALLY REDUCED FROM £375,000 TO OFFERS OVER £350,000.

Individually built four double bedroom detached family home, located on the outskirts of Clayton village.

The superbly presented spacious property would make an excellent purchase for a young/growing family and is within walking distance of amenities, schools and Victoria Park.

Of high specification throughout to include underfloor heating, granite work surfaces, media wall unit and electric gates.

The family sized accommodation is laid out over three floors and briefly comprises reception hallway, cloaks/wc, modern dining kitchen, lounge, sitting room/office and utility room. There are three first floor bedrooms - master having en-suite shower room, together with house bathroom.

There is a further fourth bedroom to the second floor.

To the outside there are enclosed gardens with artificial lawn and patio to the rear. An electric gate leads to block paved off street parking.

**VIEWING ESSENTIAL!!**







### Reception Hall

With tiled floor, ceiling spotlights and underfloor heating.

### Cloakroom/WC

Modern two piece suite comprising low suite wc, vanity sink unit, tiled wall and floor.

### Dining Kitchen

20'8" x 11'8" (6.30m x 3.56m)

Modern fitted kitchen having a range of wall and base units incorporating granite work surfaces and splashback, tiled floor, range style cooker, extractor hood, integrated dishwasher, spotlights and double glazed window.

### Lounge

15'7" x 14'1" (4.75m x 4.29m)

With inset electric fire, recess for TV, spotlighting, bi-fold doors to garden.

### Sitting Room/Office

15'6" x 16'8" (4.72m x 5.08m)

With built in units, velux window and upvc door.

### Utility Room

11'9" x 9'4" (3.58m x 2.84m)

Modern fitted wall and base units incorporating stainless steel sink unit, tiled floor, plumbing for auto washer, double glazed window.

### First Floor

With useful storage cupboard and double glazed window.

### Bedroom Two

11' x 10'6" (3.35m x 3.20m)

With built in wardrobe and double glazed window.

### Bedroom One

12'3" x 15'1" (3.73m x 4.60m)

With built in wardrobe and double glazed window. En-Suite Shower Room;

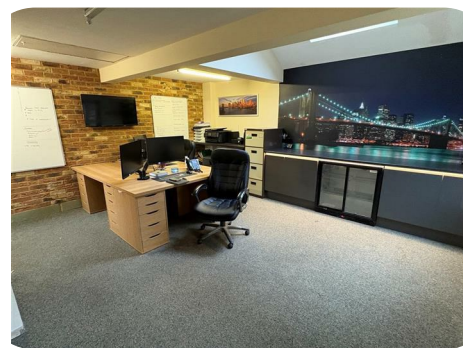
### En Suite Shower Room

Modern suite comprising double shower cubicle, twin wash basins, low suite wc, tiled walls and floor, double glazed window.

### Bedroom Three

11'11" x 11'4" (3.63m x 3.45m)

Built in wardrobe and double glazed window.





### Bathroom

Modern four piece suite comprising Jacuzzi style bath, vanity sink unit, low suite wc, double shower cubicle, radiator, double glazed window.

### Second Floor

#### Bedroom Four

20'8" max x 13' (6.30m max x 3.96m)  
With velux window, radiator, eaves storage.

### Exterior

To the outside there is artificial lawn and patio to the rear together with a block paved driveway accessed via electric gates.

### Directions

From our office on Queensbury High Street head east on High St/A647 towards Gothic St, continue to follow A647, turn left onto Baldwin Ln, at the roundabout take the 2nd exit onto Clayton Ln, turn right onto Park Ln, right onto Reva Syke Rd, turn right to stay on Reva Syke Rd and the property will be seen displayed via our For Sale board.

### TENURE

FREEHOLD

### Council Tax Band

E





# Reva Syke Road, BD14

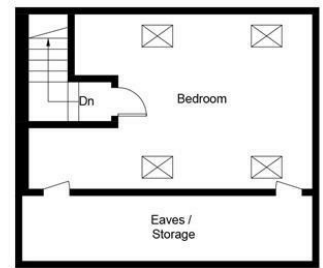
Approximate Gross Internal Area = 224.7 sq m / 2419 sq ft



Ground Floor

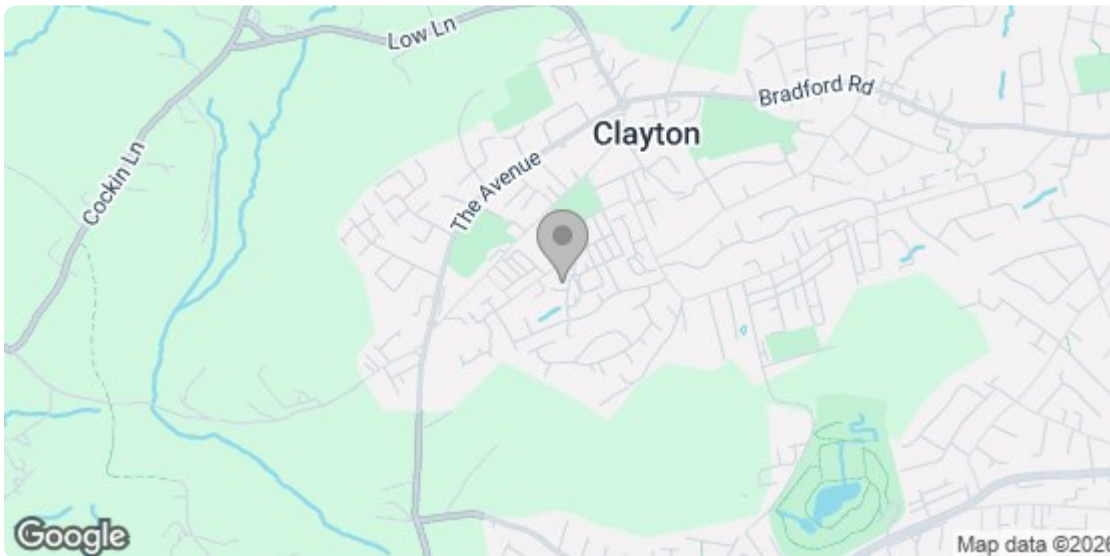


First Floor



Second Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1155972)



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		
England & Wales		
Environmental Impact (CO <sub>2</sub> ) Rating		
	75	81

**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.

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