Sugdens
Sales & Lettings

Delph Terrace, Clayton,

£240,000

* END TERRACE * THREE BEDROOMS * QUIET CUL-DE-SAC * CORNER PLOT *
* CLOSE TO AMENITIES * GARDENS * DRIVEWAY * DOUBLE GARAGE *
Situated on this corner plot is this extended three bedroom end town house property.
The deceptively spacious property is located on a small quiet cul -de- sac and within walking distance of amenities, shops and local schools, together with excellent countryside walks on your doorstep!
The property offers a superb opportunity for a number of buyers and benefits from spacious living accommodation, gardens and a driveway leading to a double garage.
Briefly comprising entrance vestibule, lounge, sitting room, office and kitchen. There are three first floor bedrooms and a house bathroom.
To the outside the property sits on a large corner plot with gardens to three sides including ample driveway parking leading to a double garage.

Entrance Vestibule
With radiator.

Lounge
11'6" x 12'7" (3.51m x 3.84m)
With living flame gas gas fire in fireplace surround, radiator and double glazed window.

Sitting Room
16'4" x 9'5" (4.98m x 2.87m)
With radiator and double glazed window.

Office
9'2" x 9'1" (2.79m x 2.77m)
With radiator and double glazed window.

Kitchen
9'11" x 7' (3.02m x 2.13m)
With fitted wall and base units incorporating stainless steel sink unit, oven, hob and extractor fan, plumbing for auto washer, radiator and double glazed window.

First Floor

Bedroom One
11'6" x 10'8" (3.51m x 3.25m)
With radiator and double glazed window.

Bedroom Two
9'9" x 9'2" (2.97m x 2.79m)
With radiator and double glazed window.

Bedroom Three
6'7" x 5'4" (2.01m x 1.63m)
With radiator and double glazed window.

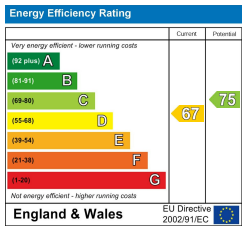
Bathroom
Three piece suite comprising panelled bath, low suite wc, pedestal wash basin, radiator and double glazed window.

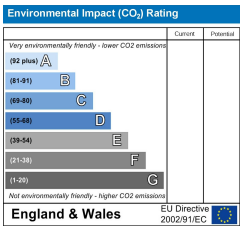
Exterior
To the outside the property sits on a superb corner plot with lawned garden, borders and shrubs, together with ample driveway parking leading to a double detached garage.

Directions
From our office on Queensbury High Street head towards Gothic St, continue to follow A647, turn left onto Baldwin Ln, g Go through the roundabout, turn left onto Delph Dr, left onto Delph Terrace and the property will 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.

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