



Rambling Walk, Clayton

Offers In Excess Of £250,000

* SEMI DETACHED * THREE STOREY * MODERN * FOUR BEDROOMS * TWO BATH/SHOWER ROOMS *
* STUNNING LIVING KITCHEN * QUIET CUL-DE-SAC * GARDEN & PARKING * NO CHAIN *

Offering spacious family sized accommodation over three floors, is this stunning four bedroom semi detached property.

Tucked away in a quiet cul-de-sac location with easy access to Clayton Village amenities, schools.

Having 8 years NHBC remaining, this well presented home briefly comprises hallway, cloaks w/c, family living kitchen and a study/bedroom four to the ground floor. To the first floor there is a lounge and master bedroom with en-suite shower room. There are two further bedrooms to the second floor, together with a house bathroom.

To the outside there is an enclosed decked and artificial lawn to the rear, plus a driveway providing off street parking for two vehicles.





Stunning four bedroom semi detached property with spacious family sized accommodation over three floors. The well presented home is tucked away in a quiet cul-de-sac location with easy access to Clayton Village amenities, schools and still has 8 years NHBC remaining. Benefits from a modern fitted kitchen, house bathroom and en-suite shower room and would make an excellent purchase for a number of buyers. The accommodation briefly comprises hallway, cloaks w/c, family living kitchen and a study/bedroom four to the ground floor. To the first floor there is a lounge and master bedroom with en-suite shower room. There are two further bedrooms to the second floor, together with a house bathroom. To the outside there is an enclosed decked and artificial lawn to the rear, plus a driveway providing off street parking for two vehicles.

Entrance Hall

With storage cupboard and radiator.

Cloakroom/WC

Modern two piece suite comprising low suite wc, pedestal wash basin, radiator and extractor fan.

Study / Bedroom Four

8'10" x 6'1" (2.69m x 1.85m)

With radiator.

Family Living / Dining Kitchen

19'11" x 12'10" (6.07m x 3.91m)

Modern white fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, complementary work surfaces, integral fridge freezer, dishwasher, washing machine, oven, hob and cooker hood, understairs storage, radiator and French doors to rear garden.

First Floor

With radiator.

Bedroom One

12'10" x 10'1" (3.91m x 3.07m)

With radiator. En-suite shower room;

En Suite Shower Room

Modern three piece suite comprising double shower cubicle, low suite wc, pedestal was basin, radiator and extractor fan.

Lounge

12'10" x 10'1" (3.91m x 3.07m)

With radiator.

Second Floor





Bedroom Two

12'10" x 11'6" (3.91m x 3.51m)
With velux window and radiator.

Bedroom Three

12'9" x 7'4" (3.89m x 2.24m)
With radiator.

Bathroom

Modern three piece suite comprising panelled bath, low suite wc, pedestal wash basin, radiator and extractor fan.

Exterior

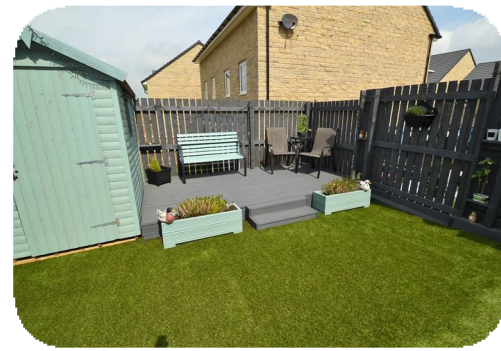
To the outside there are two allocated parking spaces to the front of the property, together with a fantastic enclosed decked and artificially lawned garden to the rear with two seating areas.

Directions

From our office on Queensbury High Street head east on High St/A647 towards Gothic St, continue to follow A647 for 0.7 miles, turn left onto Baldwin Ln, go through the roundabout, after 0.8 miles turn left onto Westminster Ave, continue onto Fern Ave, turn right and Rambling Walk will shortly be found where the property is displayed via our For Sale board.

PLEASE NOTE

This property has a video tour. This video tour is for illustrative purposes only and we strongly recommend a viewing of any property before committing to a purchase and incurring costs.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

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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