



Hunters Park Avenue, Clayton

Offers In Excess Of £209,950

* SEMI DETACHED * THREE BEDROOMS * CONSERVATORY * VIEWS * IDEAL FTB/FAMILY *
 * POPULAR LOCATION * CLOSE TO AMENITIES * GARDENS * DRIVE * GARAGE *

Situated on this ever popular residential development which is sought after for FTB's/Young Couples and Families is this well presented three bedroom semi detached property.

Within easy reach of amenities, shops, Quora Retail Park and schools.

The property offers ready to move into accommodation and benefits from GCH, DG, conservatory and farmland views to the rear. The accommodation briefly comprises entrance vestibule, lounge, dining kitchen, conservatory, three first floor bedrooms and a house bathroom.

To the outside there are gardens to the rear with a driveway leading to a single garage.





Entrance Hall

With radiator.

Dining Kitchen

15'3" x 11'4" (4.65m x 3.45m)

With a range of wall and base units incorporating stainless steel sink unit, oven, hob and cooker hood, plumbing for auto washer, pantry, part tiled walls and tiled floor, French doors.

Conservatory

12'10" x 7'1" (3.91m x 2.16m)

With French doors.

Lounge

14'6" x 12'2" (4.42m x 3.71m)

With radiator, laminated wood floor and double glazed window.

First Floor

With loft access and storage cupboard.

Bedroom One

14'1" x 9' (4.29m x 2.74m)

With radiator and double glazed window.,

Bedroom Two

10' x 8'10" (3.05m x 2.69m)

With radiator, built in wardrobe, double glazed window enjoying farmland views.

Bedroom Three

9'5" x 6'1" (2.87m x 1.85m)

With radiator and double glazed window.

Bathroom

Three piece white suite comprising P shaped bath with shower and screen over, low suite wc, pedestal wash basin, part tiled walls and heated towel radiator.

Exterior

To the outside there are gardens to the rear with a driveway leading to a single garage.





Directions

From our Queensbury Office head east on High St/A647 towards Gothic St, continue to follow A647, turn left onto Baldwin Ln, at the roundabout continue straight onto Bradford, turn left onto Hunters Park Ave and destination will be on the left.

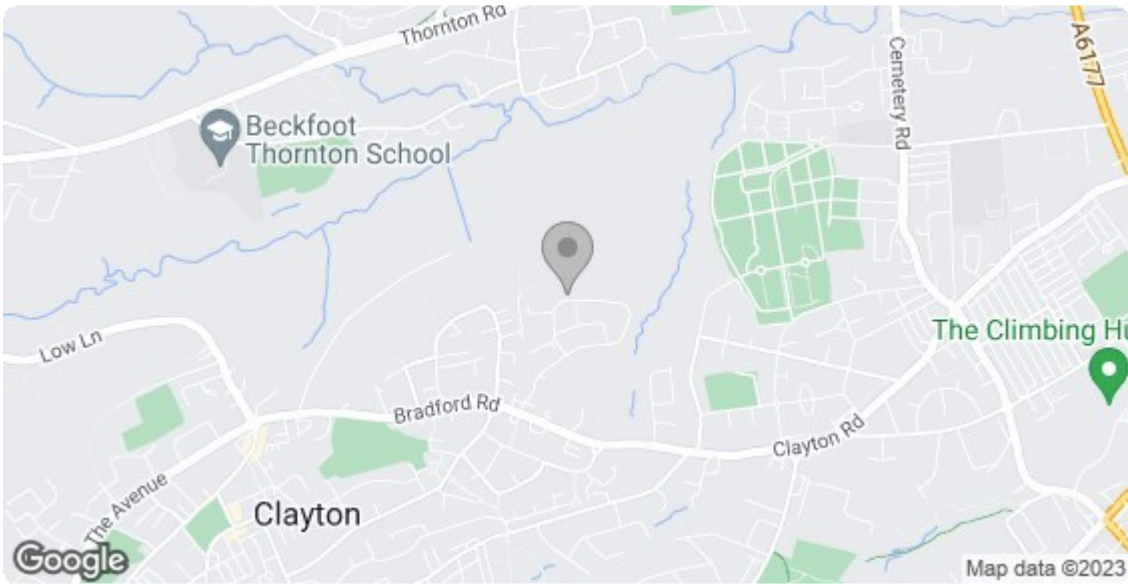
TENURE

FREEHOLD

Council Tax Band

C





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C	71	
(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.

