



Buckingham Crescent, Clayton

£349,950

* DETACHED BUNGALOW * THREE/FOUR BEDROOMS * POPULAR LOCATION * ANNEX *
* MODERN KITCHEN * CONSERVATORY * GARDENS TO THREE SIDES * SHARED DRIVE *

Superb three/four bedroom detached bungalow with field views in sought-after Clayton.

Occupying an enviable position in the highly desirable village of Clayton and enjoying attractive open field views, this deceptively spacious detached bungalow offers well-presented, ready-to-move-into accommodation throughout.

Offering flexible living space to suit a variety of buyers, the property would make an ideal purchase for families, those working from home, or buyers looking to downsize without compromising on space. Benefits include a modern fitted kitchen, two contemporary shower rooms, conservatory and beautifully maintained gardens extending to three sides. The accommodation briefly comprises an entrance vestibule, spacious lounge, dining room, modern fitted kitchen, conservatory, three bedrooms and a family shower room. Also benefits from a self-contained studio/annexe with shower room.

Externally, the property enjoys delightful gardens to three sides, providing excellent outdoor space for relaxation and entertaining, together with a shared driveway offering off-street parking.

Conveniently positioned close to Clayton Village, the property is within easy reach of a wide range of local shops, amenities, well-regarded schools, and transport links, making this an excellent opportunity for a variety of purchasers.





Entrance Vestibule

With radiator.

Studio / Annexe

16'2" x 16'5" (4.93m x 5.00m)

With fitted wall and base units incorporating stainless steel sink unit, plumbing for auto washer, radiator, double glazed window, upvc door to rear.

Shower Room

Modern three piece suite comprising shower cubicle, low suite wc, vanity sink unit, double glazed window.

Dining Room

14'8" x 10'2" (4.47m x 3.10m)

With radiator and double glazed window.

Orangery

9'6" x 7'2" (2.90m x 2.18m)

With electric heater, upvc door to rear.

Kitchen

12' x 7'7" (3.66m x 2.31m)

Modern fitted kitchen having a range of wall and base units incorporating sink unit, quartz work surfaces, integrated fridge/freezer, dishwasher, washing machine, microwave, oven, hob, extractor hood, double glazed window, door.

Lounge

18'4" x 10'8" (5.59m x 3.25m)

With a living flame gas fire in fireplace surround, radiator, double glazed patio door.

Bedroom One

12'8" x 9'9" (3.86m x 2.97m)

With fitted wardrobe, radiator and double glazed window.

Bedroom Two

10'7" x 9'3" (3.23m x 2.82m)

With built in wardrobe, radiator and double glazed window.

Bedroom Three

9'5" x 7'2" (2.87m x 2.18m)

With radiator and double glazed window.





Shower Room

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

Exterior

To the outside there are gardens to three sides with lawn, patio and farmland views. There is a shared driveway providing off-road parking.

Directions

From our office on Queensbury High Street head toward Gothic St, continue to follow A647 towards Bradford for 0.7 miles, turn left onto Baldwin Ln, go through the roundabout, at the next roundabout continue straight onto Bradford Rd, turn left onto Crestville Rd, turn right onto Middle Ln, left onto Buckingham Crescent.

TENURE

FREEHOLD

Council Tax Band

E / Bradford

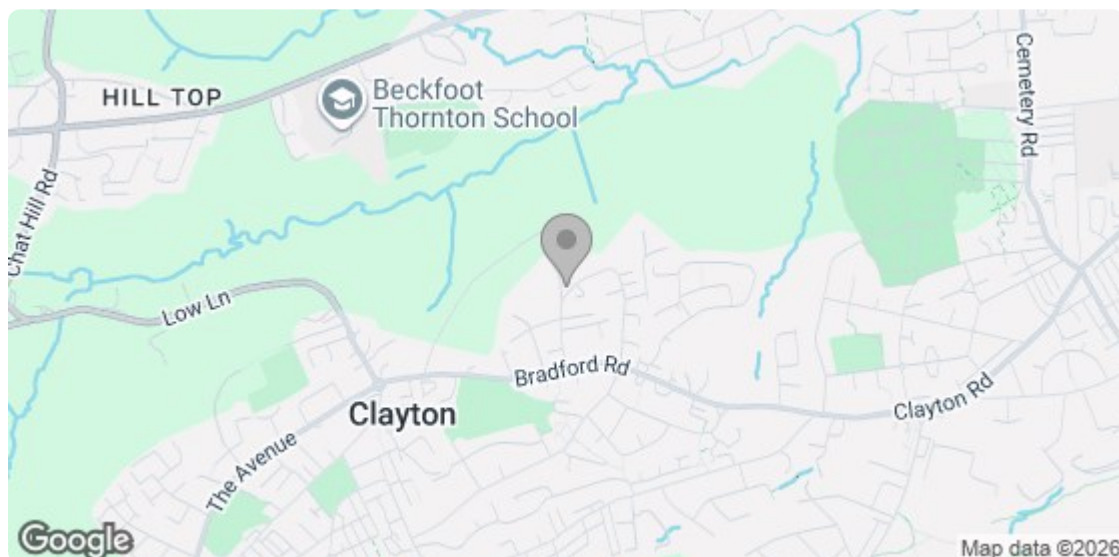


Buckingham Crescent, BD14

Approximate Gross Internal Area = 124.4 sq m / 1339 sq ft
(Including Outbuilding)



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1335883)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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 (CO₂) Rating		
	63	72

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@sugdensesstates.co.uk
 44 High Street, Queensbury, Bradford, West Yorkshire, BD13 2PA Tel 01274 888998 email queensbury@sugdensesstates.co.uk
 13 Bradford Road, Cleckheaton, BD19 5AG Tel 01274 905905 email cleckheaton@sugdensesstates.co.uk
 website www.sugdensesstates.co.uk