



Fieldway, Clayton,

£249,950

* SEMI DETACHED * THREE BEDROOMS * POPULAR LOCATION * OPEN VIEWS *
* GARDENS * DRIVEWAY * CLOSE TO AMENITIES * SCOPE TO EXTEND stpp *

This well presented three bedroom semi detached is ideally located on the highly sought-after Fieldway development.

The property features a spacious dining kitchen, open views across farmland to the rear and potential scope to extend - subject to relevant planning consents. Ideally positioned within walking distance of Clayton village, residents can enjoy a range of local amenities, shops, schools, and the convenience of Quora Retail Park close by.

The accommodation briefly comprises an inviting entrance hallway, lounge and a modern dining kitchen. To the first floor there are three bedrooms and a house bathroom.

Externally, the property boasts attractive lawned and patio gardens with stunning open countryside views, along with a driveway providing off-street parking and a shed providing useful storage.

Early viewing is strongly recommended.



Entrance Hall

With radiator.

Lounge

13'7" x 12'9" (4.14m x 3.89m)

With a living flame gas fire in fireplace surround, radiator and double glazed window.

Breakfast Kitchen

19'3" x 12'3" (5.87m x 3.73m)

Modern fitted breakfast kitchen having a range of wall and base units incorporating sink unit, tiled splashback, oven, hob and extractor hood, breakfast bar, radiator, double glazed French doors, multi fuel fire in fireplace surround.

First Floor

With double glazed window.

Bedroom One

11'3" x 11' (3.43m x 3.35m)

With radiator and double glazed window.

Bedroom Two

12'2" x 12' (3.71m x 3.66m)

With radiator and double glazed window.

Bedroom Three

9' x 7' (2.74m x 2.13m)

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 there is a lawned and patio garden to the rear enjoying open aspect farmland views, together with driveway parking.

Directions

From our office on Queensbury High Street head towards Gothic St, continue to follow A647 towards Bradford for 0.7 miles, left onto Baldwin Ln, go through the roundabout, turn left onto Fieldway 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.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92-91) A			(92 plus) A		
(91-81) B			(91-91) B		
(80-65) C			(89-90) C		
(55-64) D			(85-84) D		
(39-54) E			(79-54) E		
(13-38) F			(71-38) F		
(1-12) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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