



**Oakleigh Avenue, Clayton,**

**£259,950**

- \* LINK DETACHED BUNGALOW \* TWO BEDROOMS \* CONSERVATORY \*
- \* MODERN SHOWER ROOM \* CLOSE TO AMENITIES \* GARDEN \* DRIVE \* GARAGE \*

Situated within walking distance of Clayton village, is this two bedroom link detached bungalow.

The property would make an ideal purchase for anybody looking to downsize and benefits from a modern shower room, conservatory, gas central heating and double glazing.

The property is within easy reach of amenities, shops and Quora retail park.

The accommodation briefly comprises entrance hallway, lounge, kitchen, conservatory, two bedrooms and a shower room. To the outside there is a low maintenance patio and well stocked garden to the rear, together with a driveway leading to garage.



## Entrance Hall

With radiator, wood flooring. Useful storage.

## Lounge

14'6" x 11'9" (4.42m x 3.58m)

With electric fire in fireplace surround, radiator and double glazed window.

## Kitchen

11' x 8'9" (3.35m x 2.67m)

With fitted wall and base units incorporating stainless steel sink unit, tiled splashback, oven, hob and extractor hood, plumbing for auto washer, double glazed window.

## Conservatory

16'3" x 10'7" (4.95m x 3.23m)

With radiator, French doors to rear garden.

## Bedroom One

10'7" x 11'9" (3.23m x 3.58m)

With built in wardrobe, radiator and double glazed window.

## Bedroom Two

10' x 6'6" (3.05m x 1.98m)

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 is a well maintained garden to the rear, together with a driveway leading to an attached garage.

## Directions

From our office on Queensbury High Street head towards Gothic St, continue to follow A647 towards Bradford for 0.7 miles, turn left onto Baldwin Ln, at the roundabout take the 2nd exit onto Clayton Ln, turn right onto Park Ln, left onto Nursery Rd, right onto Station Rd, right onto Oakleigh Ave 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 <sub>2</sub> ) Rating                  |                         |           |
|---|-------------------------|-----------|---|-------------------------|-----------|
|   | Current                 | Potential |   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           | Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) <b>A</b>                          |                         |           | (92 plus) <b>A</b>  |                         |           |
| (81-91) <b>B</b>                            |                         |           | (81-91) <b>B</b>  |                         |           |
| (69-80) <b>C</b>                            |                         |           | (69-80) <b>C</b>  |                         |           |
| (55-68) <b>D</b>                            |                         |           | (55-68) <b>D</b>  |                         |           |
| (39-54) <b>E</b>                            |                         |           | (39-54) <b>E</b>  |                         |           |
| (13-38) <b>F</b>                            |                         |           | (13-38) <b>F</b>  |                         |           |
| (1-12) <b>G</b>                             |                         |           | (1-12) <b>G</b>   |                         |           |
| Not energy efficient - higher running costs |                         |           | Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           | <b>England &amp; Wales</b>                                      | EU Directive 2002/91/EC |           |

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