



## Broomcroft, Clayton,

**£149,950**

\* MID TOWN HOUSE \* TWO BEDROOMS \* READY TO MOVE INTO \* IDEAL FTB/INVESTOR \*

\* MODERN KITCHEN & BATHROOM \* GARDENS \* GARAGE NEARBY \*

This superbly presented two bedroom mid townhouse would make an ideal purchase for a FTB/investor.

Ideally situated within walking distance of Clayton Village which offers amenities, shops and schools.

The well presented property offers 'ready to move into' accommodation and benefits from a modern fitted kitchen, house bathroom and garden to rear.

The accommodation briefly comprises entrance vestibule, lounge, dining kitchen, two first floor bedrooms and a house bathroom.

To the outside there are gardens to both front and rear, together with a garage situated 50 yards away from the property.





## Lounge

17'1" x 11'2" (5.21m x 3.40m )

With electric fire, radiator, double glazed window.

## Dining Kitchen

11'2" x 8'4" (3.40m x 2.54m)

Modern fitted dining kitchen having a range of wall and base units incorporating sink unit, oven, hob, extractor hood, feature radiator, plumbing for auto washer, upvc door to rear, understairs storage.

## First Floor

### Bedroom One

11'2" x 11'3" (3.40m x 3.43m)

With radiator and double glazed window.

### Bedroom Two

11'2" x 8'4" (3.40m x 2.54m)

With radiator, double glazed window and useful storage.

## Bathroom

Modern three piece suite comprising P shaped bath, vanity sink unit, low suite wc, towel radiator, tiled walls and floor, extractor fan.

## Exterior

To the outside there is a low maintenance garden to the rear, together with a garage nearby.

## Directions

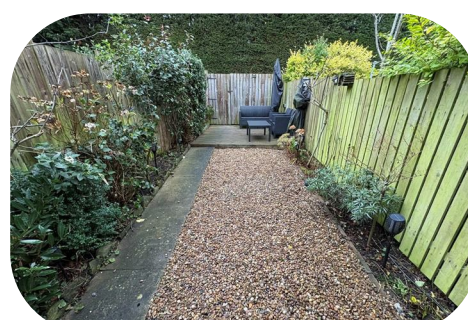
From our office on Queensbury High Street head east on High St/A647 towards Gothic St, turn left onto Baldwin Ln, at the roundabout take the 2nd exit onto Clayton Ln, right onto Park Ln, left onto Nursery Rd, right onto Station Rd, right onto Oakleigh Ave, right onto Broomcroft and the property will be seen displayed via our For Sale board.

## TENURE

FREEHOLD

## Council Tax Band

B / 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		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(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>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

8 The Green, Idle, Bradford, West Yorkshire, BD10 9PR Tel 01274 619999 email [idle@sugdensesates.co.uk](mailto:idle@sugdensesates.co.uk)  
44 High Street, Queensbury, Bradford, West Yorkshire, BD13 2PA Tel 01274 888998 email [queensbury@sugdensesates.co.uk](mailto:queensbury@sugdensesates.co.uk)  
13 Bradford Road, Cleckheaton, BD19 5AG Tel 01274 905905 email [cleckheaton@sugdensesates.co.uk](mailto:cleckheaton@sugdensesates.co.uk)  
website [www.sugdensesates.co.uk](http://www.sugdensesates.co.uk)

