



**Station Road,**

**£190,000**

**\* NO CHAIN \* TOWNHOUSE \* THREE BEDROOMS \* IDEAL FOR FTB/YOUNG FAMILY \*  
\* DINING KITCHEN \* HEART OF CLAYTON VILLAGE \* FRONT & REAR GARDEN \* ALLOCATED PARKING \***

This three bedroom mid town house would make an ideal purchase for a FTB/Young Family.  
Ideally located for Clayton Village which boasts amenities, shops, schools and Quora Retail Park.

Benefits from a dining kitchen, gas central heating, double glazing and allocated parking.

The accommodation briefly comprises entrance hall, cloaks/wc, lounge, dining kitchen, three first floor bedrooms and house bathroom.

To the outside there is a small garden to the front and an enclosed garden to the rear. There is allocated parking for two vehicles to the rear.



## Hallway Radiator.

## W/C

Two piece suite comprising low flush wc, pedestal wash basin, radiator and extractor fan.

## Lounge

16'5" c 10'4" (5.00m" c 3.15m")

Electric fire with feature fireplace surround and radiator.

## Dining Kitchen

13'9" x 8'6" (4.19m" x 2.59m")

White fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, tiled splash back, oven & hob with extractor, plumbing for auto washer, breakfast bar, pantry and upvc door leading to rear.

## First Floor Landing

Loft access via pull down ladder. Useful storage.

## Bedroom One

12'0" x 9'8" (3.66m" x 2.95m")

Fitted wardrobes and radiator.

## Bedroom Two

7'7" x 8'7" (2.31m" x 2.62m")

Radiator.

## Bedroom Three

8'9" x 6'0" (2.67m" x 1.83m")

Radiator.

## Bathroom

Three piece suite comprising panel bath, low flush wc, pedestal wash basin, radiator and extractor fan.

## Exterior

Allocated parking for two vehicles together with a patio and lawn garden to rear.

## Tenure

FREEHOLD.

## Council Tax Band

C



**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>			(82 plus) <b>A</b>		
(81-91) <b>B</b>			(61-81) <b>B</b>		
(69-80) <b>C</b>			(50-60) <b>C</b>		
(55-68) <b>D</b>			(39-49) <b>D</b>		
(39-54) <b>E</b>			(28-38) <b>E</b>		
(21-38) <b>F</b>			(17-27) <b>F</b>		
(1-20) <b>G</b>			(1-16) <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	

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