Peter David Properties Ltd

Residential Sales and Lettings

# 353 Clayton Road

Clayton, Bradford, BD7 2SH

**Offers in the region of £140,000**

2 1 1

# 353 Clayton Road

Clayton, Bradford, BD7 2SH

## Offers in the region of £140,000

### Ground floor -

### Entrance Hallway
Enter the property via a PVCu front door into a welcoming entrance hallway providing access to the living room and with stairs rising to the first floor.

### Living Room
A tastefully decorated living room with a PVCu bay window to the front aspect allowing plenty of natural light to flow into the room. Double wooden doors with glass panels lead through to the kitchen/diner.

### Kitchen/Diner
A spacious kitchen/diner set at the rear of the property with white gloss matching wall and base units, laminate worktops and a tiled splash back. A stainless steel sink and drainer sits in front of a PVCu window overlooking the rear garden. Integrated appliances comprise; an oven, a gas hob, an extractor fan, a fridge/freezer and there is also plumbing for a washing machine. There is ample space for a dining table and double PVCu doors lead out into the rear garden.

### First floor -

### Landing
A spacious landing area providing access to the first floor bedrooms and bathrooms. An open area with a PVCu window to the front aspect could be utilised as an office space. A second staircase leads to the attic room.

### Bedroom One
A spacious double bedroom with a PVCu window to the front aspect. A grey carpet flows throughout.

### Bedroom Two
A second double bedroom with a PVCu window to the rear elevation. A grey carpet flows throughout.

### Bathroom
A partially tiled bathroom with a WC, wash basin and a T-shaped bath with an overhead shower and glass screen. There is a PVCu frosted window to the rear elevation, a mirrored wall cabinet and a chrome towel rail. Ornate, ceramic floor tiles compliment the room.

### Second floor -

### Attic Room
A useful attic room with a skylight window and an exposed chimney breast. A grey carpet flows throughout.

### Exterior
Externally the property benefits from a paved area to the front providing an off-road parking space for two cars and to the rear there is an enclosed garden with a timber fence and an artificial lawn.

### Mortgages
We recommend Chris Terry at Just Mortgages, on hand to discuss all of your mortgage and protection needs. Chris is available both in branch and through home visits - if you would like to arrange an appointment contact us today.

### Disclaimer
1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification

documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

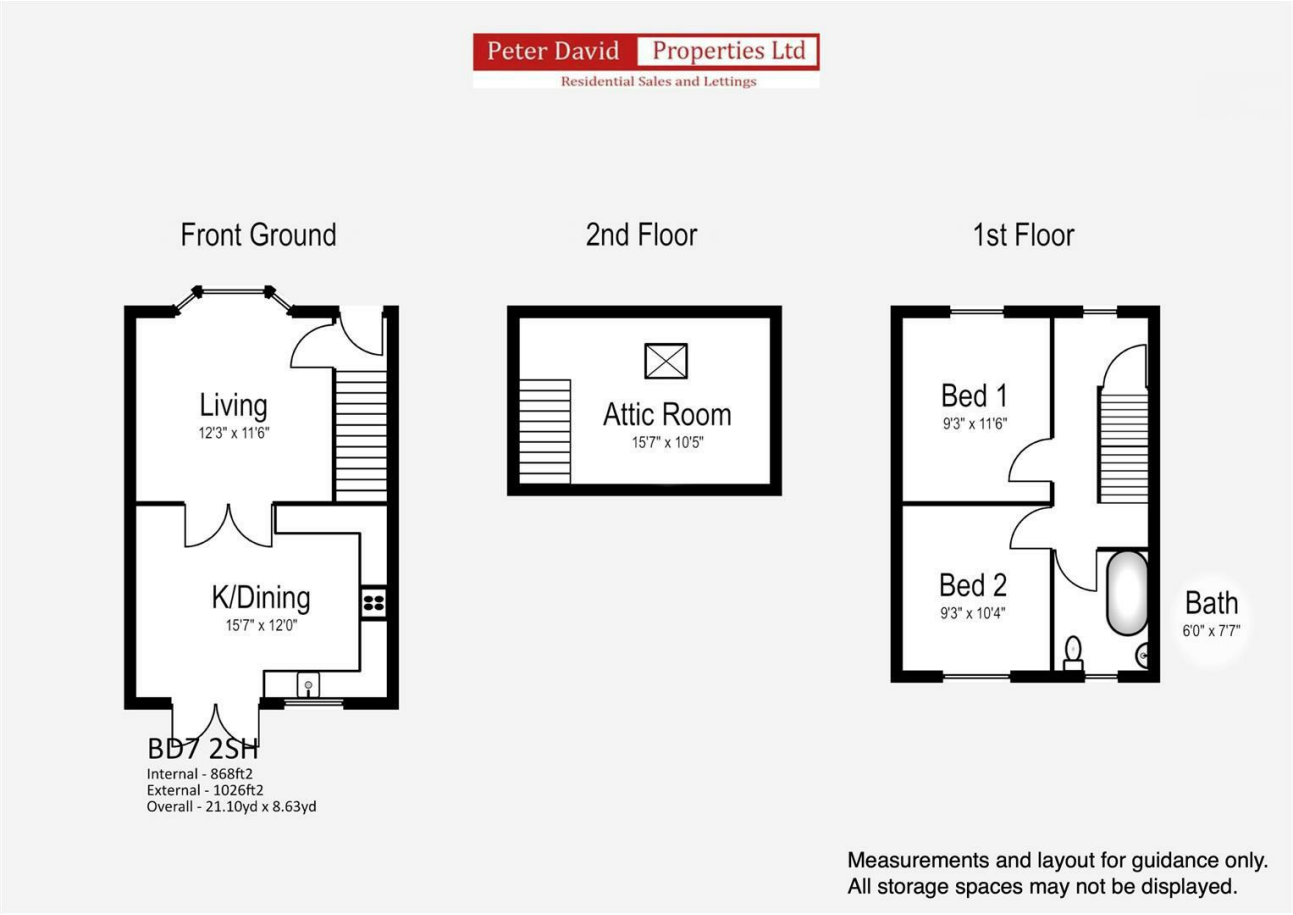
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER PETER DAVID PROPERTIES NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

## Road Map

## Hybrid Map

## Terrain Map

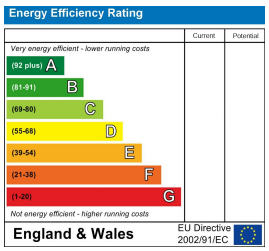
## Floor Plan

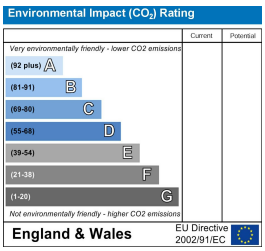



## Viewing

Please contact us on 01484 817299 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph




These particulars are for guidance only and do not constitute any part of a contract. No person within the company has the authority to make or give any representation or warranty in respect of the property. All measurements are approximate and for illustrative purposes only. None of the services and fittings or equipment have been tested. These particulars whilst believed to be accurate should not be relied on as statements of fact, and purchasers must satisfy themselves by inspection or otherwise as to their accuracy. Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract.

5c The Craggs Country Business Park
New Road, Cragg Vale
Hebden Bridge, HX7 5TT

T: 01422 366948
E: halifax@peterdavid.co.uk

102 Commercial Street
Brighouse HD6 1AQ

T: 01484 719191
E: brighouse@peterdavid.co.uk

20 New Road
Hebden Bridge HX7 8EF

T: 01422 844403
E: hebdenbridge@peterdavid.co.uk

213 Halifax Road
Huddersfield HD3 3RG

T: 01484 719191
E: huddersfield@peterdavid.co.uk