



Martin Court, Clayton Heights,

£135,000

** WELL PRESENTED ** IDEAL FTB ** SEMI DETACHED ** TWO BEDROOMS ** CONSERVATORY **

* POPULAR DEVELOPMENT * TWO PARKING SPACES * COURTYARD SETTING AWAY FROM MAIN ROAD*

Situated on the popular Westwood Park development, is this well presented two bedroom semi detached house.

Benefits from gas central heating and upvc double glazing.

Dining kitchen, conservatory, lounge, two first floor bedrooms and bathroom.

To the outside there is parking for two cars, together with a well maintained garden to the rear with patio and steps to decking. The property is in a courtyard setting away from the main road.



Well presented two bedroom semi detached house.

Popular Westwood Park development.

The accommodation benefits from gas central heating, upvc double glazing and briefly comprises dining kitchen, conservatory, lounge, two first floor bedrooms and bathroom.

To the outside there is parking for two cars, together with a well maintained garden to the rear with patio and steps to decking. The property is in a courtyard setting away from the main road.



Dining Kitchen

12'9" x 8'5" (3.89m x 2.57m)

White fitted kitchen having a range of wall and base units incorporating asterite sink unit, four ring gas hob, plumbing for auto washer, radiator and understairs storage cupboard.



Conservatory

10'6" x 8'10" (3.20m x 2.69m)

Lounge

9'7" x 7'2" (2.92m x 2.18m)

With radiator.



First Floor

Bedroom One

10'9" x 9'5" (3.28m x 2.87m)

With fitted wardrobes, radiator and airing cupboard.

Bedroom Two

11'3" x 6'4" (3.43m x 1.93m)

With radiator.

Bathroom

White three piece suite comprising panelled bath with shower over, low suite wc, pedestal wash basin, radiator.



Exterior

To the outside there is parking for two cars to the side, together with a low maintenance rear garden with patio and steps to decked area. The property is in a courtyard setting away from the main road.



Directions

From our office on Queensbury High Street head east on High St/A647 towards Gothic St, continue to follow A647 for 1.1 miles, turn right onto The Birdwalk, right onto Sheila Henry Dr, left onto Jacana Way, right onto Magpie Cl, right onto Martin Ct, turn left to stay on Martin Ct.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		EU Directive 2002/91/EC	

Consumer Protection

We are providing these details in good faith, to the best of our ability, in obtaining as much information as is necessary for our buyers/tenants, to make a decision whether or not they wish to proceed in obtaining this property under the consumer protection regulations. We are covered and members of The Property Ombudsman.

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