



## 10 Marchwood Grove

Clayton, Bradford, West Yorkshire, BD14 6EF

**Offers In Region Of  
£159,950**

# Property Features

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- EXTENDED SEMI
- QUIET CUL-DE-SAC
- IN NEED OF UPDATE
- LOUNGE. DINING ROOM
- KITCHEN
- THREE BEDROOMS
- THREE PIECE BATHROOM
- UPVC WINDOWS & CENTRAL HEATING
- LARGE GARDEN
- DETACHED GARAGE

## Full Description

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Situated on a Spacious plot in a Quiet Cul-de-Sac is this Extended Semi providing further opportunity to extend (subject to any planning consents). The property which is in need of update would make a good family home briefly comprises of Lounge, Dining Room, Kitchen, Three Bedrooms and Three Piece Bathroom. UPVC windows and Central Heating. Large Gardens. Detached Garage.

### ENTRANCE

Via front door to inner hall.

### HALL

Door to lounge. Stairs to first floor. Central heating radiator.

### LOUNGE

14' 2" x 12' 4" (4.32m x 3.76m)

UPVC window. Feature fire surround with inset gas fire. Central heating radiator. Opening through to the dining room.

### DINING ROOM

19'0 x 7' 2" (2.44m x 2.18m)

UPVC sliding door doors to rear garden.

### KITCHEN

19' 0" x 7' 6" (5.79m x 2.29m)

Two UPVC windows. Wall and base units with matching work tops and complementary tiling. Inset sink. Central heating radiator. UPVC side entrance door.

### LANDING

UPVC window. Doors to bedrooms and bathroom.



#### BEDROOM ONE

12' 0" x 9' 0" (3.66m x 2.74m)

UPVC window. Fitted wardrobes. Central heating radiator.

#### BEDROOM TWO

11' 9" x 9' 11" (3.58m x 3.02m)

UPVC window. Central heating radiator.

#### BEDROOM THREE

8' 0" x 6' 0" (2.44m x 1.83m)

UPVC window. Central heating radiator.

#### BATHROOM

6' 2" x 5' 3" (1.88m x 1.6m)

UPVC window. Coloured three piece suite comprising of bath, hand wash basin and wc. Complementary tiling.

Central heating radiator.

#### EXTERIOR

Gardens to front and rear. Driveway to side providing parking for several cars leading to a detached garage.

#### PROPERTY DIRECTIONS:

Leave the Clayton office and turn right, take your fourth exit at the roundabout into Bradford Road. Continue along this road and take your fifth left into Hunters Park avenue, take your first left and Marchwood Grove is second on your left.

#### PURCHASE DETAILS:

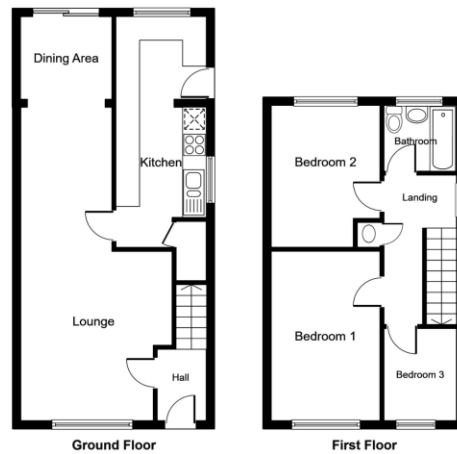
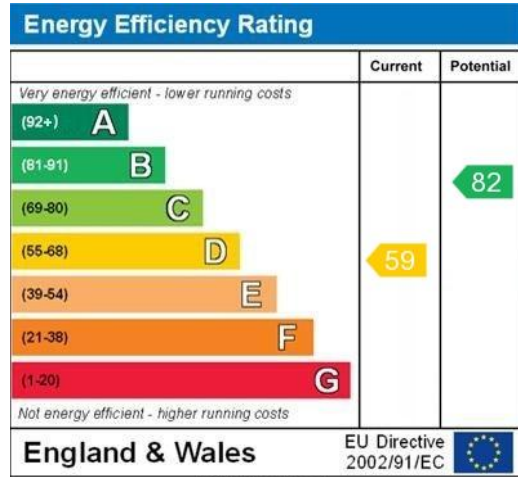
*Please note that the services & appliances have not been tested & the property is sold on that basis.*

Once you are interested in purchasing this property, ideally call in person or telephone this office to discuss your offer, we would suggest that this is done before contacting a bank, building society or solicitor as any delay could result in the property being sold to someone else and any survey and legal fees being unnecessarily incurred.

**VALUATION:** If you are thinking of selling your home, why not contact one of our offices now for a FREE VALUATION strictly without any obligation. Contact us on Bradford (01274) 880019.

**MORTGAGES:** A full range of mortgage facilities are available subject to status. Our Financial Consultant will be only too happy to discuss with you your individual requirements. Please contact us for FREE & CONFIDENTIAL ADVICE.

**RENT-A-HOUSE:** Thinking of renting your HOUSE? FLAT? Contact (01274) 880019 for further details.



10 Marchwood Grove, Clayton, Bradford, BD14 6EF NOT TO SCALE For layout guidance only

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements