bronte estates

16 Sandringham Road, Clayton, Bradford, BD14 6EA

£270,000

- SUBSTANTIAL EXTENDED SEMI DETACHED
- CORNER PLOT
- INTEGRAL GARAGE & DRIVEWAY
- POPULAR LOCATION
- LOCAL SCHOOLS NEARBY
- FIVE BEDROOMS & TWO BATHROOMS
- GROUND FLOOR WC
- GARDENS TO THREE SIDES
- CLOSE TO TRANSPORT LINKS
- EARLY VIEWING ADVISED

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** EXTENDED FIVE BEDROOM SEMI DETACHED ** TWO BATHROOMS ** CORNER PLOT ** INTEGRAL GARAGE ** GROUND FLOOR WC ** This spacious semi detached property in Clayton is set on a good-sized plot and offers off-road parking, pleasant gardens and ample space for a growing family. Briefly comprising of; Hall, Lounge-Diner, Dining-Kitchen, rear Hall, WC, integral Garage and to the first floor there are five Bedrooms, a Bathroom and a Shower Room. Gardens to three sides and a Driveway to the front. Early viewing advised.

5 1 1 D

Council Tax Band: C

ENTRANCE HALL
Central heating radiator, stairs to the first floor, solid wood flooring.

LOUNGE
15'5 x 11'5
Open plan to the dining room, window to the front, central heating radiator, feature fireplace and electric fire.

DINING ROOM
10'1 x 7'7
French doors leading to the rear garden, central heating radiator.

KITCHEN DINER
18'4 x 10'1
Range of fitted base & wall units, contrasting work surfaces, electric oven, gas hob and extractor, stainless steel sink and drainer, two windows to the side, door to the rear porch, central heating radiator, pantry.

REAR PORCH
UPVC door and windows, plumbing for a washing machine.

GROUND FLOOR W/C
Wash basin, low flush W/C, window to the side.

GARAGE
16 x 10'8
Window to the side, power & lights, central heating boiler. As this garage is integral, there is potential to convert into further accommodation subject to the relevant permissions.

FIRST FLOOR LANDING

BATHROOM
Panelled bath with shower tap, wash basin set in a vanity unit, low flush W/C, window to the rear, central heating radiator.

BEDROOM ONE
13'11 x 8'5
Window to the front, central heating radiator.

BEDROOM TWO
11'7 x 8'5
Window to the rear, central heating radiator.

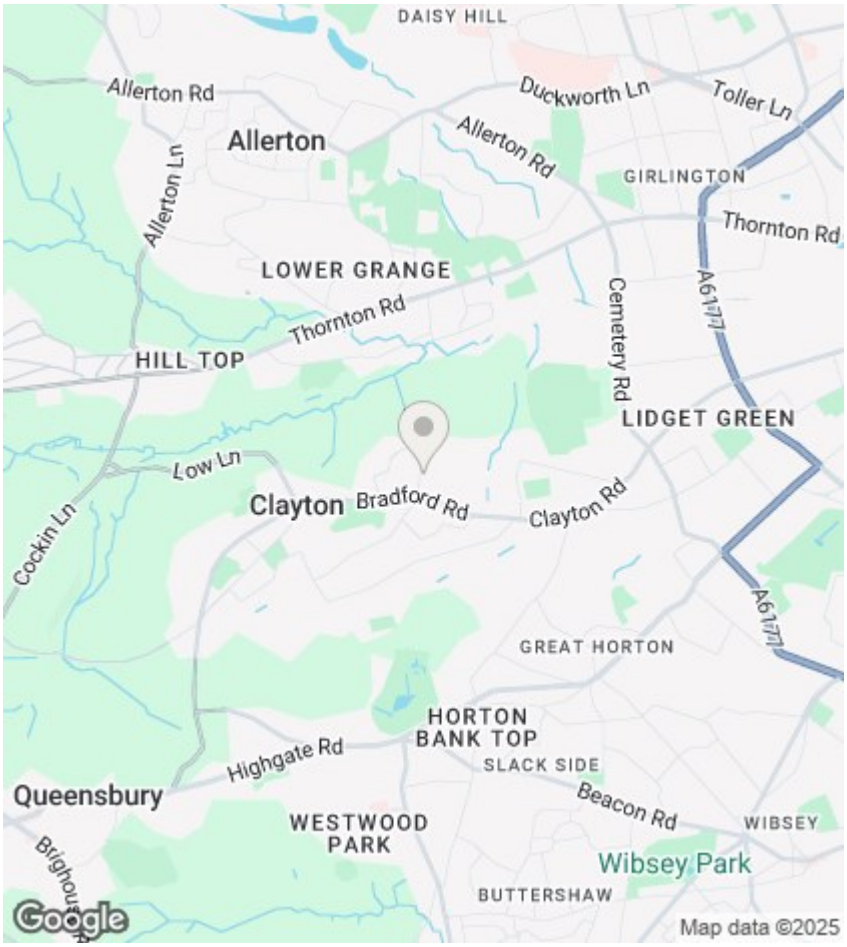
BEDROOM THREE
10'5 x 9'7
Window to the front, central heating radiator.

BEDROOM FOUR
9'6 x 7'8
Window to the side, central heating radiator.

BEDROOM FIVE
7'11 x 5'7
Window to the front, central heating radiator.

SHOWER ROOM
Shower cubicle with mains shower, window to the rear, wash basin, fully tiled walls

EXTERIOR
Lawned garden area to the front with flower & shrub boarders. Driveway parking leading to the integral garage. Good size garage to the side with lawned area, shrubbery, fence & wall boundaries. To the rear is an enclosed patio garden with paved seating area and flower borders.



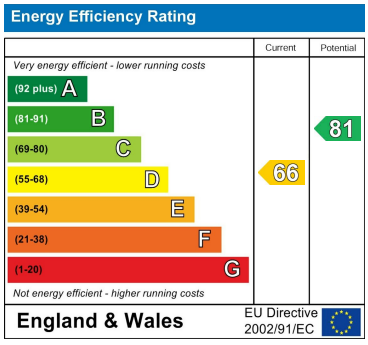
Directions

Viewings

Viewings by arrangement only.
Call 01274884040 to make an appointment.

EPC Rating:

D



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