



5 Bramble Close, Clayton, Bradford, BD14 6NN

£250,000

- DETACHED TRUE BUNGALOW
- MODERN SHOWER ROOM
- DRIVEWAY FOR SEVERAL CARS
- A GOOD SIZED PLOT
- GAS CH & UPVC DG
- TWO BEDROOMS
- SPACIOUS DINING-KITCHEN
- CONVERTED GARAGE ROOM
- LOW MAINTENANCE GARDENS
- DESIRABLE POSITION

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**** TWO BEDROOM DETACHED TRUE BUNGALOW ** DESIRABLE POSITION ** DRIVEWAY, GARDENS AND A CONVERTED GARAGE **** Bronte Estates are delighted to bring to the market this ideal retirement property, located in a corner position in the popular village of Clayton. Well maintained by the current owners and nicely presented throughout. The detached garage has been converted and would make an ideal home office or storage space and has plumbing for a washing machine. Briefly comprising of a good-sized dining kitchen, lounge, two bedrooms and a modern shower room, plus a loft space providing further storage. Early viewing is advised.



Council Tax Band: C



DINING KITCHEN

12'8 x 12'7

A side entrance door leads into a good sized dining kitchen that is open to an inner hall with doors off to all rooms. The kitchen comprises of a good range of base and wall units with butchers block working surfaces and splash back wall tiling. Integrated appliances include a Bosch gas hob with matching extractor and a double electric oven and grill. Plumbing for a washing machine and stainless steel sink & drainer. There is a window and door to the rear elevation, a stone floor and a central heating radiator.

LOUNGE

14'5 x 11'8

Large bay window to the front elevation and a central heating radiator.

BEDROOM ONE

11'9 x 9'0

Fitted double wardrobe with mirror sliding doors. Window to the rear elevation and a central heating radiator.

BEDROOM TWO

9'8 x 6'8

Window to the front elevation and a central heating radiator.

SHOWER ROOM

5'9 x 5'6

A modern fully tiled shower room comprising of a corner shower with glass sliding doors, rainfall shower and a handheld attachment. Washbasin with mixer tap and storage below, and a low flush WC. Chrome heated towel rail and a window to the side elevation.

LOFT

A clean and tidy loft space with carpet and access to the central heating boiler. Accessed via a drop-down ladder from the kitchen. Central heating radiator.

GARAGE

The single detached garage has been converted to provide a spacious office space or a play room. UPVC door, side window and a utility room to the rear with a window and plumbing for a washing machine. The original garage door

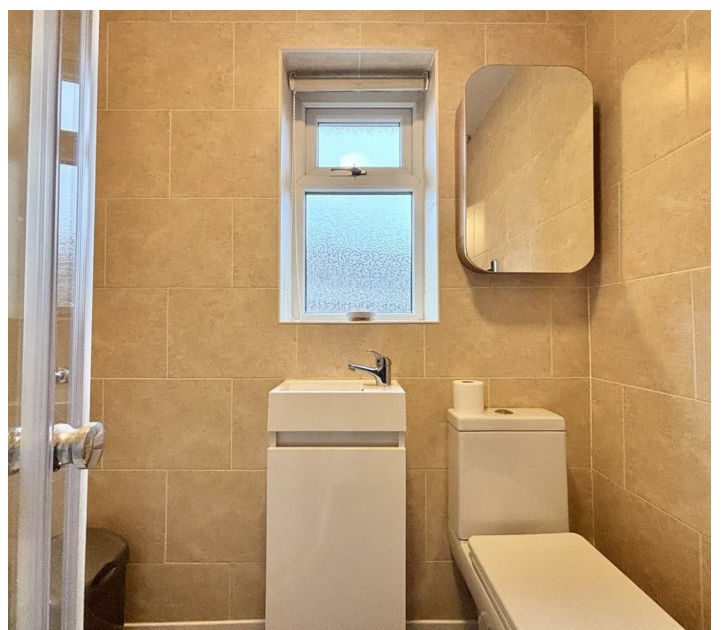
is still in situ and could be reinstated if the new owner chose to do so.

EXTERNAL

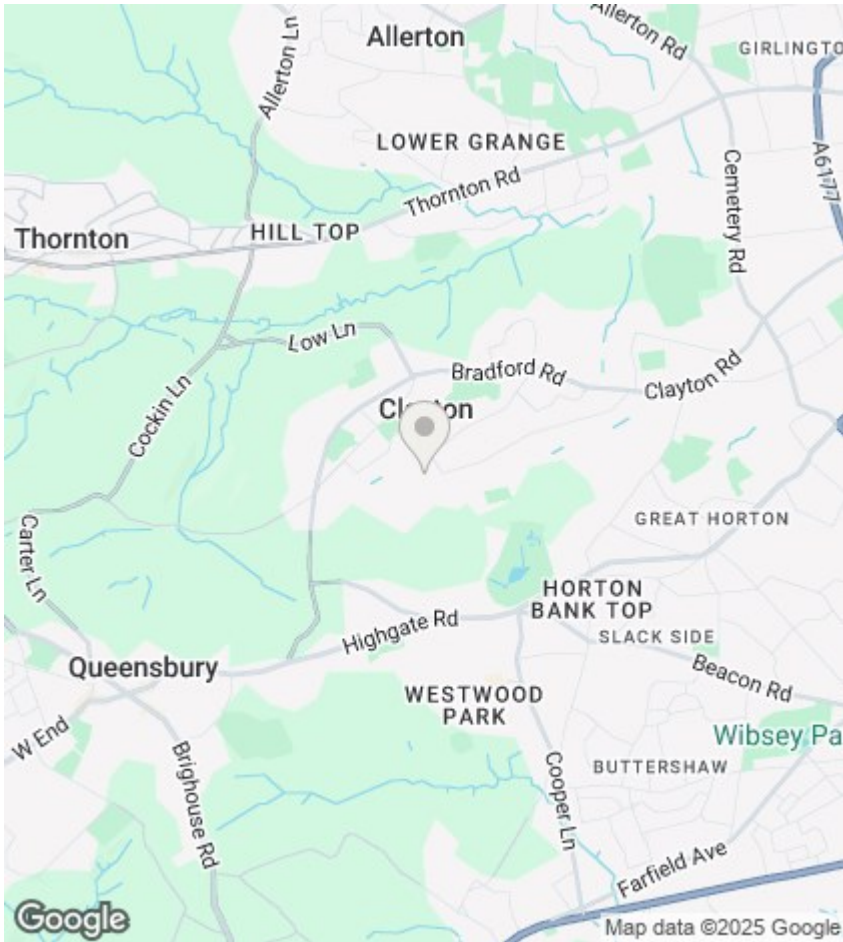
To the front of the property is an open plan lawned garden with flower bed borders and mature shrubs/trees. A paved driveway leads down the side of the house providing off-road parking for several cars. The rear garden is a good size and is mainly paved, making it easy to maintain. Secure boundary fence, flower beds and mature shrubs/trees. The rear garden is separated from the driveway by a large, secure gate.

PLEASE NOTE

Energy Performance Certificate and Floor Plan to follow. Viewings are strictly by appointment only.







Directions

Viewings

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

EPC Rating:
D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	66	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

