



5 Alton Croft, Clayton, Bradford, BD14 6NY

£395,000

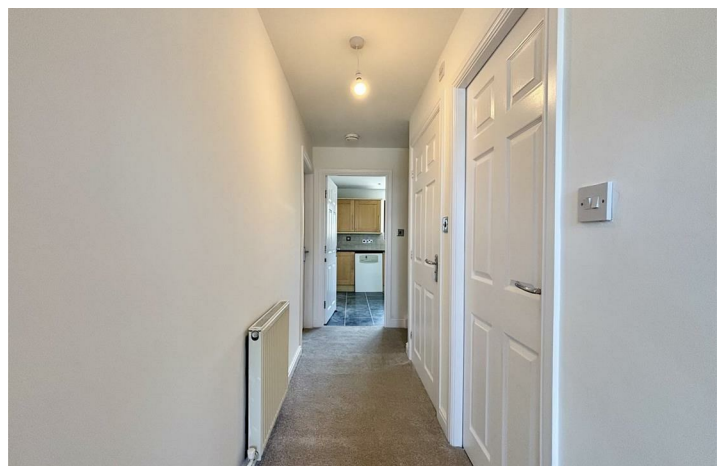
- FIVE DOUBLE BEDROOM LINK DETACHED
- RURAL VIEWS TO THE REAR
- RECENTLY REDECORATED THROUGHOUT
- GARDENS FRONT AND REAR
- SUITABLE FOR A LARGE FAMILY
- GARAGE AND CAR PORT FOR TWO CARS
- BACKWATER LOCATION
- NEW FLOORING THROUGHOUT
- DESIRABLE LOCATION
- A TURN KEY PROPERTY!

5 Alton Croft, Bradford BD14 6NY

**** SUBSTANTIAL FIVE BEDROOM LINK DETACHED ** FIVE DOUBLE BEDROOMS ** THREE ENSUITE ** TWO RECEPTION ROOMS PLUS STUDY ** SEMI-RURAL POSITION **** Bronte Estates are delighted to list for sale this extremely spacious property, located on the edge of Clayton village with open fields to the rear. Recently redecorated throughout and new flooring. This ideal family home is suitable for multi-generational living, boasting four bathrooms, two-three reception rooms, off-road parking and a single garage. To the ground floor is a hallway, lounge, dining room, kitchen, utility room, office/study or an additional bedroom and a WC/Cloaks. To the first floor are four well proportioned double bedrooms, two with ensuite and a family bathroom. To the second floor is a spacious master suite with study/dressing area and a further ensuite. Enclosed rear garden, small garden to the front and a quiet backwater location. Sensibly priced. Arrange your viewing now.



Council Tax Band:



GROUND FLOOR

Front Porch

UPVC door and windows, tiled floor and a door to the hallway.

Entrance Hall

Stairs lead off to the first floor, central heating radiator and doors off to the lounge, kitchen, WC and office/study.

Lounge

15'9 x 10'2

Window to the front elevation, central heating radiator and double doors to:

Dining Room

French doors leading to the rear garden door to the kitchen and a central heating radiator.

Kitchen

14'1 x 9'7

Fitted with a range of modern base and wall cabinets, granite work surfaces over and integrated appliances including a brand new gas hob and electric oven with an extractor over and a Smeg dishwasher. Central heating boiler, radiator, window to the rear elevation, external side entrance door and a door to:

Utility Room

Fitted with a base and wall unit, work surfaces, circular sink, plumbing for a washing machine and space for a tumble dryer.

Study / Bedroom 6

10'2 x 7'2

Window to the front elevation and a central heating radiator.

FIRST FLOOR

Landing area with open spindle balustrade and stairs leading off to the second floor. Central heating radiator. Doors off to four bedrooms and the family bathroom.

Bedroom Two

15'1 x 9'0

Window to the rear elevation with lovely open views, central heating radiator and a door to an en-suite shower room.

Ensuite

Shower cubicle with a mains powered shower, pedestal washbasin, low flush WC, central heating radiator and a window to the front elevation.

Bedroom Three

12'9 x 12'1

Window to the rear elevation with open aspect, central heating radiator and a door to an en-suite shower room.

Ensuite

Corner shower cubicle with a mains powered shower, pedestal washbasin, low flush WC, central heating radiator and a window to the rear elevation.

Bedroom Four

10'7 x 11'7

Window to the front elevation and a central heating radiator.

Bedroom Five

12'5 x 10'8

Window to the front elevation and a central heating radiator.

Family Bathroom

Panelled bath, pedestal washbasin, low flush WC, window to the rear elevation and a central heating radiator.

SECOND FLOOR

Study/office or dressing room area and a door to the master bedroom.

Bedroom One

17'5 x 15'3

A spacious master bedroom with three roof windows, central heating radiator and door to a large ensuite.

Ensuite

Corner shower cubicle with a mains powered shower, pedestal washbasin and a low flush WC. Roof window and a central heating radiator.

EXTERNAL

To the front of the property is a small garden with stone wall boundary and access to the car port at the side of the house with covered

parking for two cars. To the rear is an enclosed garden consisting of a block paved patio seating area, decking, raised flowerbeds and a gate leading to the side of the house. Alton Croft also has two shared visitor parking spaces.

Garage

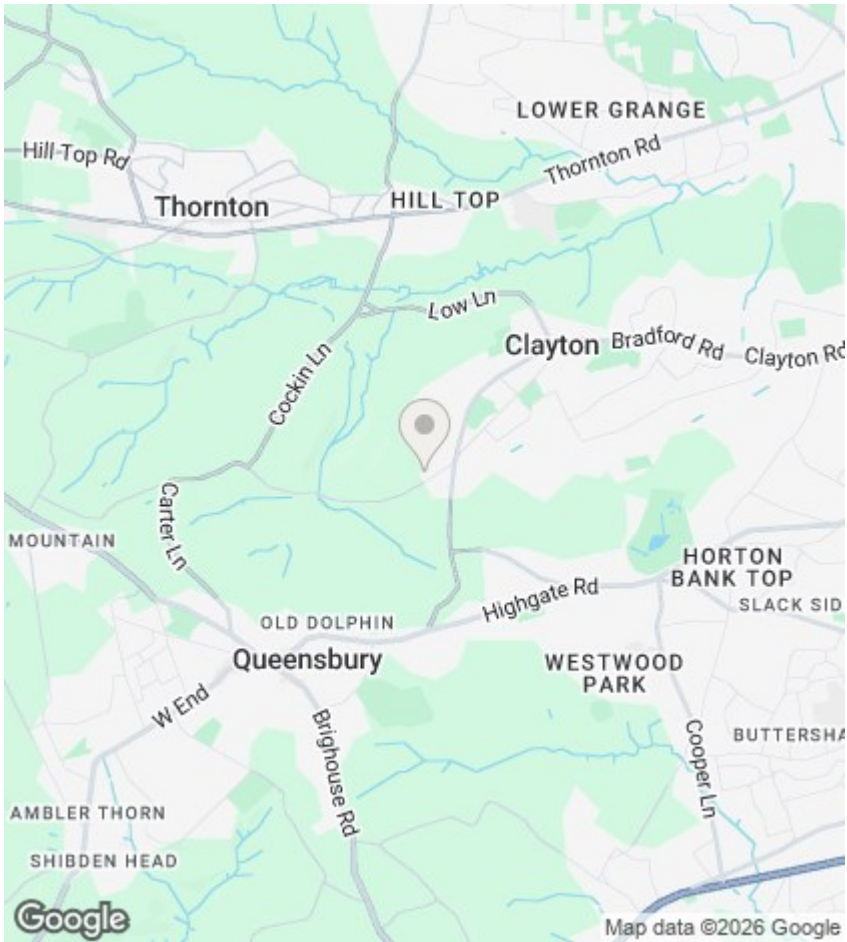
Single garage with an 'up and over' door, window to the side, power and light.

PLEASE NOTE

Energy Performance Rating is 'C' and the the property will come with new electric and gas safety check certificates.







Directions

Viewings

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

EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	83
(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

