bronte estates

58 Back Lane, Clayton Heights, Bradford, BD13 1EZ

£275,000

- THREE BEDROOM SEMI DETACHED
- DEVELOPMENT POTENTIAL
- UPVC DOUBLE GLAZING
- GARAGE FOR TWO CARS
- SUPERB GARDENS
- LARGE CORNER PLOT
- GAS CENTRAL HEATING
- WELL PRESENTED
- DRIVEWAY TO THE REAR
- EARLY VIEWING IS ADVISED

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** THREE BEDROOM SEMI DETACHED ** LARGE CORNER PLOT ** DEVELOPMENT POTENTIAL ** 35' TANDEM GARAGE ** DESIRABLE LOCATION ** Bronte Estates are pleased to list for sale this traditional three bedroom semi detached on the popular Back Lane at Clayton Heights. Benefitting from a large garden to the side and rear and offering potential to extend or develop further, as neighbouring properties have done, STPP . To the ground floor is an entrance hallway, 22' lounge-diner that could be split to create two reception rooms, kitchen, three bedrooms and a family bathroom. Gardens to three sides, two car tandem garage and off-road parking. Be quick with this one!

3 1 1 D

Council Tax Band: C

Entrance Hall
12'7 x 5'9
UPVC front door and side window, stairs off to the first floor with under-stairs storage, central heating radiator and doors off to the lounge-diner and the kitchen.

Lounge-Diner
22'8 x 12'0
A well proportioned reception room with separate space for dining, windows to the front and rear elevations, two central heating radiators and a feature fireplace with marble inlay & hearth and a fitted living flame gas fire.

Kitchen
11'1 x 8'3
Fitted with a range of modern base and wall units, laminate work surfaces and splash-back wall tiling. Integrated electric double oven & grill, four ring gas hob and an extractor above. Plumbing for a washing machine, side entrance door and a window to the rear elevation.

First Floor
Landing area with access to the loft space, window to the side elevation and doors off to the bedrooms and bathroom.

Bedroom One
12'8 x 12'1
Fitted wardrobes & over-bed cupboards, window to the front elevation and a central heating radiator.

Bedroom Two
10'7 x 9'6
Window to the rear elevation with distant views across Bradford & beyond. Central heating radiator.

Bedroom Three
8'4 x 7'4
Window to the rear elevation and a central heating radiator.

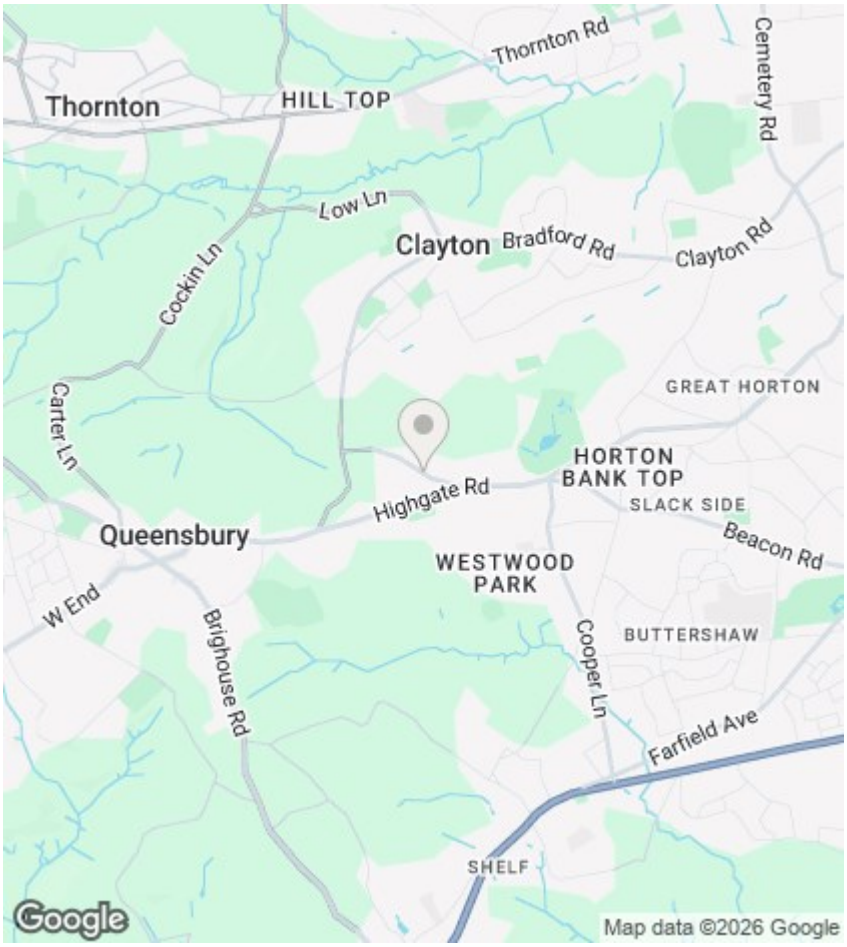
Bathroom
A four-piece bathroom suite comprising of a panelled bath with shower tap attachment, corner shower cubicle with a mains powered shower and sliding doors, pedestal washbasin and a low flush WC. Chrome heated towel rail and a window to the front elevation.

External
The property benefits from wrap-around gardens to the three sides, mainly paid to lawn and with flowerbeds, paved patio, a raised deck seating area, garden pond, outside tap and hedge boundary offering a good degree of privacy. Parking to the rear and access to the garage.

Garage
35' x 10'3
A spacious tandem garage that could fit two cars. Two double glazed windows to the side and an electric remote control door to the front. Offering a good amount of storage space.

Please Note
Energy Certificate and Floor Plan to follow.

Hotpoint



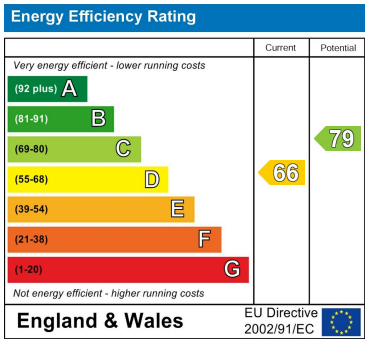
Directions

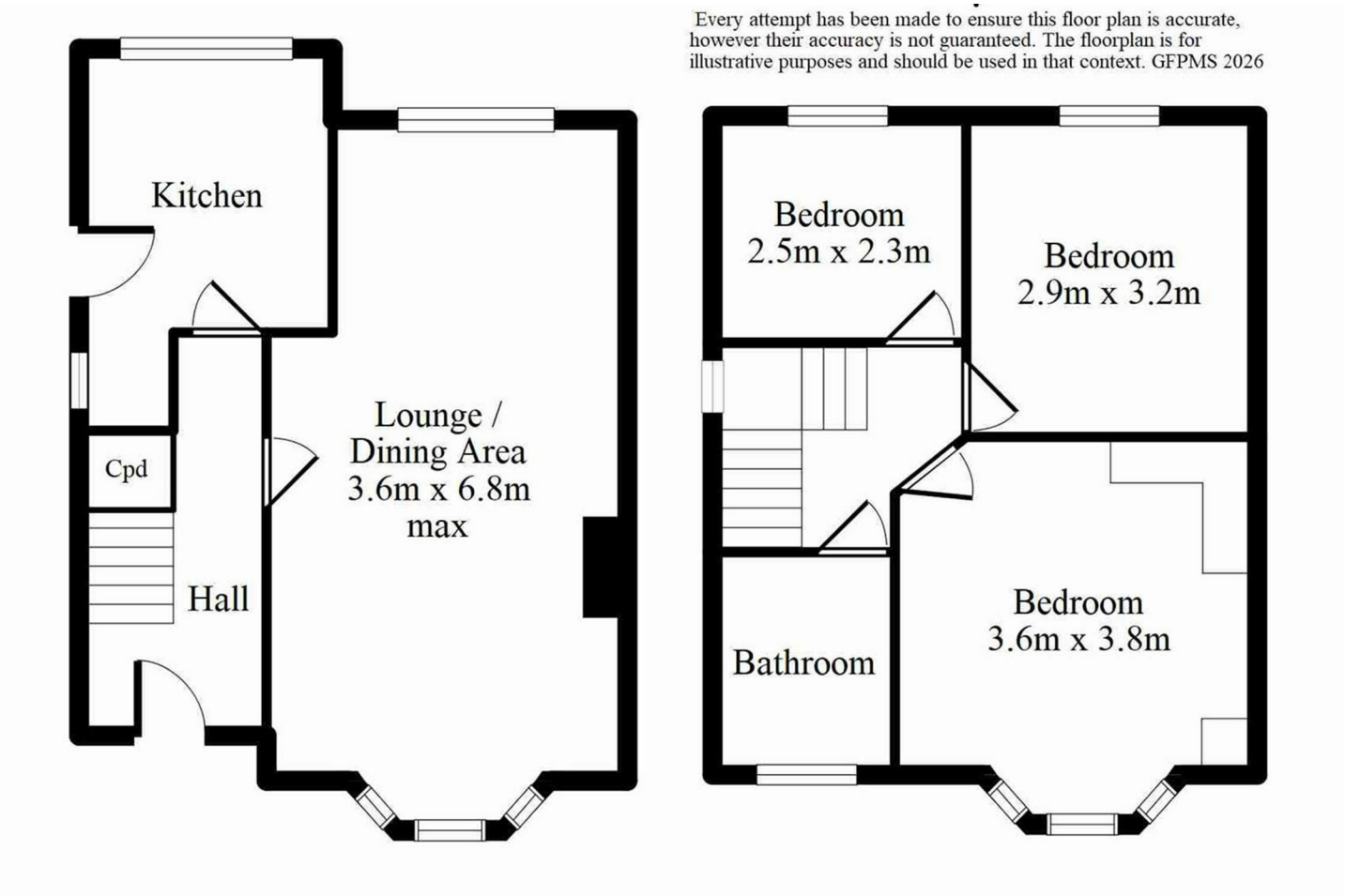
Viewings

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

EPC Rating:

D





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