



## 2 Damson Court, Clayton, Bradford, BD14 6NL

£420,000

- THREE BEDROOM DETACHED TRUE BUNGALOW
- HIGH SPEC RENOVATION THROUGHOUT
- FULLY RECONFIGURED INTERNALLY
- INTEGRAL GARAGE & PARKING
- ALARM, CCTY & EXTERIOR LIGHTING
- SUBSTANTIALLY EXTENDED
- LARGE DINING KITCHEN PLUS A SECOND KITCHEN
- ENSUITE & FAMILY BATHROOM
- LOW MAINTENANCE GARDENS
- WELL PROPORTIONED ROOMS



## 2 Damson Court, Bradford BD14 6NL

**\*\* IMPRESSIVE THREE BEDROOM DETACHED BUNGALOW \*\* FULLY REFURBISHED AND SUBSTANTIALLY EXTENDED \*\* QUALITY FIXTURES & FITTINGS \*\* QUIET CUL-DE-SAC LOCATION \*\*** Bronte Estates are delighted to offer for sale this highly desirable and deceptively spacious property in Clayton that has undergone a full and complete overhaul in recent years, to include; side and rear extensions, new windows & doors, high-spec kitchen with granite work surfaces, new bathrooms, new central heating system, re-plastering, reconfigured layout, new internal doors, new flooring and decor, alarm, CCTV, the list goes on. Light and spacious rooms throughout, a good degree of privacy and a high quality finish. Externally there are low maintenance gardens, integral garage and a private driveway for several cars.



Council Tax Band: E



Briefly comprising of an entrance hall with double doors leading off to the kitchen and living room, 20' dining kitchen, second kitchen / utility with a door to the garage, lounge with patio doors to the rear garden, inner hall with study/office area, 18' master bedroom with ensuite, two further sizeable double bedrooms and a family bathroom.

### **Entrance Hall**

11'7 x 9'1

A composite entrance door leads in to a spacious and welcoming hallway with ample space for coats and shoes, double doors off to the lounge and dining kitchen, window to the rear elevation and laminate flooring. Central heating radiator.

### **Dining Kitchen**

20'6 x 11'10

A most impressive dining kitchen with a large range of fitted cabinetry to include wall and base cupboards, corner larder unit, pull-out larder cupboard, pan drawers and black granite working surfaces incorporating a Belfast sink with pot washer tap. Integrated induction hob with matching black glass extractor above, plumbing for a dishwasher and space for a large fridge-freezer with water supply attachment. Windows to the side and rear elevation, laminate flooring, wall TV point, two plinth heaters and a central heating radiator. Door to:

### **Second Kitchen / Utility Room**

8'7 x 8'6

A fully functioning second kitchen with a range of fitted cabinets, work surfaces and a stainless steel sink and drainer. Integrated electric oven, four ring gas hob and a chimney style extractor. Plumbing for a washing machine, space for a tumble dryer, windows to the side and rear, door to the rear garden and a door to the garage.

### **Lounge**

17'5 x 16'4

A spacious living room, great for entertaining and fitted with a new marble fireplace with motion sensor down lighting and a glass fronted living flame gas fire. Window to the side elevation, patio doors to the rear garden and two central heating radiators. Door to:

### **Inner Hall**

A spacious inner hall with a study area that could accommodate a desk or comfy chair. Two useful storage cupboards, window to the side elevation and doors off to the bedrooms and bathroom.

### **Master Bedroom**

18'6 x 16'1

A spacious bedroom with a bay window to the front elevation, two fitted Sharpe's double wardrobes, central heating radiator and a door to:

### **Ensuite**

A modern shower room comprising of a shower cubicle with folding door and a mains powered shower, low flush WC and a washbasin with storage below. Extractor fan, central heating radiator and a window to the side elevation.

### **Bedroom Two**

15'10 x 11'0

Windows to the front and side elevations, Sharpe's fitted double wardrobe and a central heating radiator. Currently used as a home office.

### **Bedroom Three**

14'9 x 9'7

Window to the side elevation, Sharpes fitted wardrobes with dressing table and a central heating radiator.

### **Bathroom**

Double width shower cubicle with a mains powered shower, large washbasin with storage below and a low flush WC. LED wall mirror, extractor fan and a window to the side elevation.

### **External**

To the front of the property is an open plan driveway and a paved split-level patio area with flowerbeds and mature planting. A secure lockable gate leads down the side of the house to the rear garden and the driveway provides parking for two to three cars. The rear garden is very private, fully paved and has a raised flowerbed area with steps up from the garden. Garden shed, exterior power points to the front and rear along with an outside tap. CCTV and exterior lighting to the front and rear.

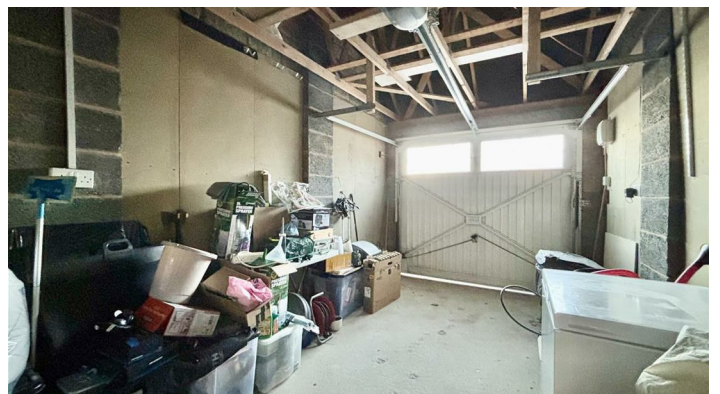


## Garage

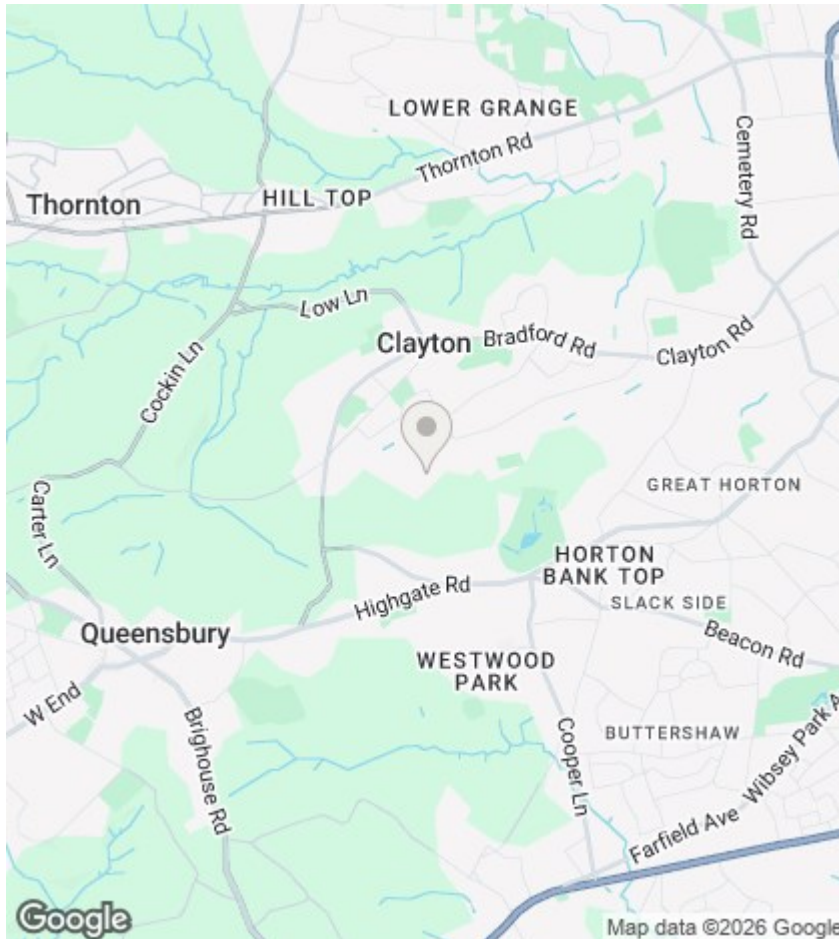
Attached integral garage with a door to the second kitchen. Electric remote control door to the front, power and light.











## 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) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>		
(55-68) <b>D</b>	66	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

