



## 3 Pasture Lane, Clayton, Bradford, BD14 6JR

£335,000

- EXTENDED THREE BEDROOM DETACHED
- TASTEFULLY APPOINTED
- QUALITY FIXTURES AND FITTINGS
- GARAGE & PARKING FOR MULTIPLE VEHICLES
- TWO/THREE RECEPTION ROOMS
- LARGE PLOT OFFERING POTENTIAL
- STUNNING REAR EXTENSION
- A GOOD DEGREE OF PRIVACY
- IMPRESSIVE MASTER BEDROOM
- EARLY VIEWING ADVISED

# 3 Pasture Lane, Bradford BD14 6JR

**\*\* IMPRESSIVE, EXTENDED THREE BEDROOM DETACHED \*\* SET ON A LARGE PLOT \*\* ARCHITECT DESIGNED EXTENSION \*\* SUPERB GARDENS \*\*** We're confident this stylish detached property in Clayton will be in high demand! From the huge outdoor space, to the long driveway, a design-led interior and a good degree of privacy, this much loved family home has it all. An internal viewing is essential to appreciate the flow, natural light and flexible living space on offer. To the ground floor is a side entrance porch, hallway, lounge, dining room open to the kitchen and a stunning sun room with floor to ceiling windows and bi-fold doors, plus a ground floor wet room. To the first floor is a spacious master bedroom with dressing area, two further double bedrooms and the family bathroom. A real gem. View now.



Council Tax Band: D



## **Porch**

A substantial side porch with floor to ceiling windows, roof window, laminate flooring and a door to the hallway.

## **Hallway**

11'8 x 5'9

Laminate flooring, doors to the lounge and dining room, central heating radiator and under-stairs storage.

## **Lounge**

14'4 x 11'2

Two large windows to the front elevation overlooking the garden and French doors to the side. Period style fireplace with ornate tiled inlay and a cast iron living flame gas fire. Central heating radiator.

## **Kitchen**

11'9 x 7'8

A modern grey fully fitted kitchen with an array of base and wall cabinets with quartz work surfaces over and integrated appliances including a fridge-freezer, microwave, electric oven, four ring gas hob and boiling water tap. Laminate flooring, side entrance door and window, open plan to:

## **Dining Room**

14'3 x 7'9

A bright and spacious room being open to the sun room extension, laminate flooring, central heating radiator and a concealed sliding door.

## **Sun Room**

10'0 x 10'0

An impressive, light-filled reception room with floor to ceiling windows to one wall and sliding bi-fold doors leading out to the rear garden.

## **First Floor**

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

## **Bedroom One**

14'0 x 9'4 plus 9'9 x 5'1

A fantastic master bedroom with a gable end pentagon window and a raised bed platform, dressing area with large fitted wardrobes and sliding doors, window to the side elevation and underfloor heating.

## **Bedroom Two**

14'4 x 11'8

A spacious double bedroom with a window to the front elevation and a central heating radiator.

## **Bedroom Three**

11'8 x 8'1

A third double bedroom with a window to the side elevation and a central heating radiator.

## **Bathroom**

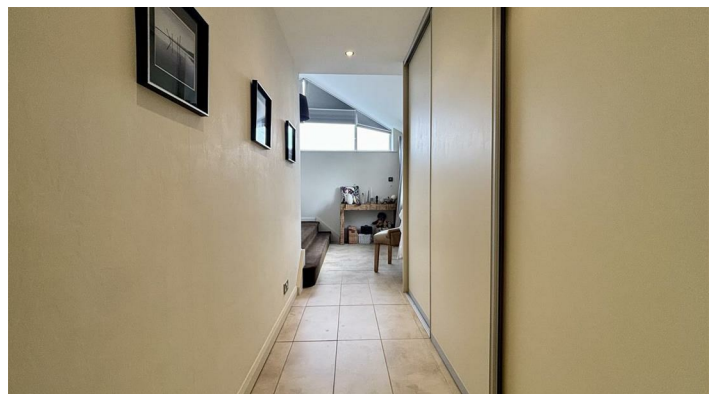
8'0 x 7'9

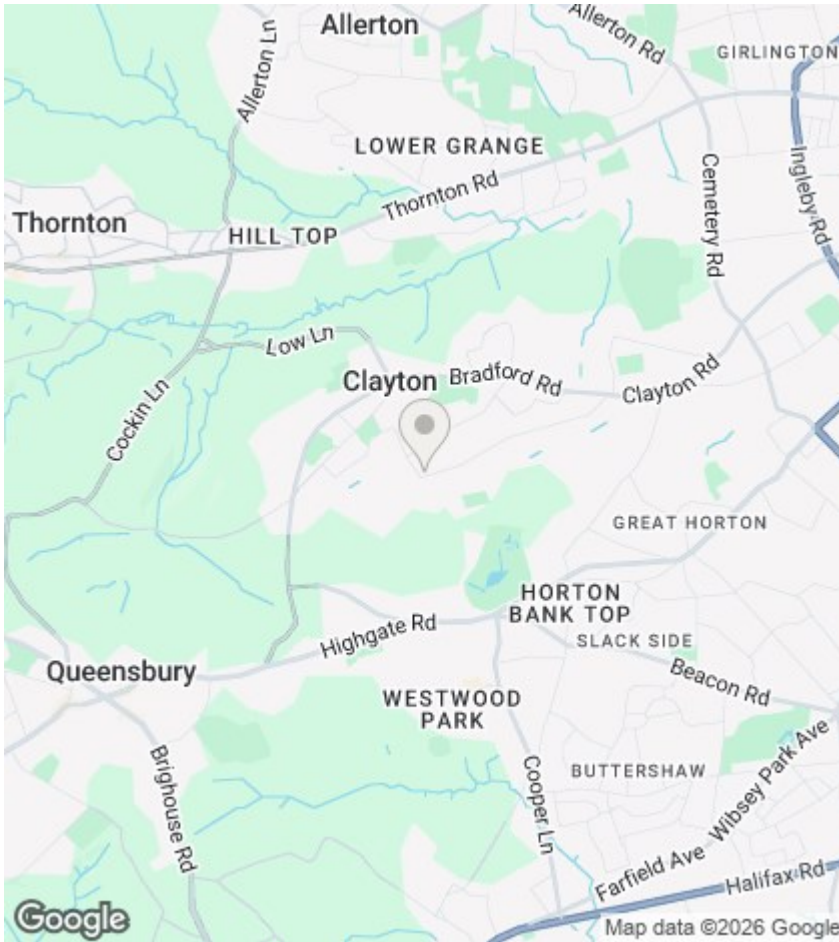
A spacious four piece family bathroom consisting of a corner rainfall shower with sliding doors, panelled bath, pedestal washbasin and a low-suite WC, Two windows to the side elevation and a chrome heated towel rail.

## **External**

The property sits on an unusually large plot with well presented gardens to three sides. To the front is an open-plan driveway with two parking spaces at the top of the drive and further parking at the side of the house. The well proportioned front garden is mainly laid to lawn and features mature trees, raised flower bed, shrubs and affords a good degree of privacy. To the side is a paved patio area, block-paving and perhaps potential to extend further STPP. To the rear is a private patio seating area with composite decking. Attached single garage with 'up and over' door plus a door and window to the rear.







## 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		69	78
(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	

