



6 Pasture Lane, Clayton, Bradford, BD14 6JY

Offers Over £335,000

- PERIOD STYLE FIVE BEDROOM END TERRACE
- CHARACTER FEATURES THROUGHOUT
- VILLAGE LOCATION, CLOSE TO AMENITIES
- GATED DRIVEWAY PARKING & GARAGE
- GAS CENTRAL HEATING
- SPACIOUS ACCOMMODATION OVER THREE FLOORS
- WELL PRESENTED & MAINTAINED
- GARDENS TO THE FRONT & REAR
- A SUPERB FAMILY HOME
- EARLY VIEWING IS ADVISED

6 Pasture Lane, Bradford BD14 6JY

**** IMPOSING PERIOD END TERRACE ** FIVE BEDROOMS ** TWO RECEPTION ROOMS ** CHARACTER FEATURES THROUGHOUT ** GATED DRIVEWAY TO THE REAR **** A wonderful opportunity to purchase an exceptional five bedroom period family home with well proportioned, unrivalled accommodation over three levels, gardens front & rear, garage and private driveway parking. This impressive property has been lovingly maintained to a high standard and offers well proportioned living space and character features including ornate ceiling roses, deep skirting boards, stained glass windows, ornate plaster-work and high ceilings throughout. Briefly comprising of: Entrance Hall, Lounge, Dining Room, Kitchen, rear Porch/Conservatory, ground floor WC, Cellars, three first floor Bedrooms, Master with Ensuite, family Bathroom and two attic Bedrooms. Externally the property has enclosed gardens and a gated driveway to the rear with parking for four cars. Early viewing is advised.



Council Tax Band: D



Entrance Hall

19'6 x 7'9

A stunning and most impressive entrance hall featuring the original tiled floor, dado rail and plaster coving. Open stairs lead off to the first floor with the original balustrade and there are doors off to the lounge, dining room, kitchen and cellar. Victorian style column radiator and original stained glass to the front door and side windows.

Living Room

19'2 x 16'9

A grand reception room with a bay window to the front elevation including the original stained glass top lights. Period style fireplace with an inset living flame gas fire, two central heating radiators plus under floor heating, ornate plaster cornice, ceiling rose and picture rail. Further window to the side elevation.

Dining Room

14'8 x 13'8

Another spacious reception room with character features and a period style fire place with inset living flame gas fire. French doors lead to the rear porch/conservatory, a circular window with stained glass, laminate flooring and a central heating radiator.

Kitchen

11'1 x 10'5

Fitted with a range of base and wall units, laminated work surfaces and splash-back tiling. Rangemaster oven with five ring gas hob, two ovens, grill and an extractor over. Ceramic sink & drainer with mixer tap, integrated fridge, freezer and dishwasher. Two windows to the rear elevation and the central heating boiler.

Porch/Conservatory

14'3 x 5'1

UPVC door and windows, utility area with washing machine plumbing, slate tiled floor and doors off to the ground floor WC and rear garden.

WC

Low flush WC, washbasin and a window to the side elevation.

First Floor Landing

A spacious landing area with open spindle balustrade and doors off to three double bedrooms and the family bathroom.

Bedroom One

15'8 x 12'4

A spacious master bedroom with en-suite. Fitted with a range of wardrobes and bedside cabinets, window to the front elevation, central heating radiator and laminate flooring.

Ensuite

Double width shower cubicle with a glass sliding door & electric shower. Fitted unit with plenty of storage, mirror, spotlights and housing the washbasin and WC.

Bedroom Two

14'10 x 13'8

Fireplace with tiled hearth, window to the rear elevation, picture rail, ceiling rose and a central heating radiator.

Bedroom Three

11'2 x 9'6

Two double fitted wardrobes, window to the rear elevation and a central heating radiator.

Family Bathroom

An superb Victorian style bathroom suite comprising of a roll-top slipper bath with telephone style taps, rectangular washbasin and a low flush WC. Heated towel rail with integrated radiator, window to the front elevation and part panelled walls.

Second Floor Landing

11'6 x 7'9

A well proportioned landing area that could double up as an office space or occasional bedroom. Roof window and access to an eaves storage area.

Bedroom Four

16'2 x 12'4

Dormer window to the front elevation, central heating radiator and ample storage space in the eaves.

Bedroom Five

14'2 x 7'2

Dormer window to the rear elevation, laminate flooring, central heating radiator, fitted wardrobes and a separate storage space off with roof window.

External

To the front of the property is an enclosed garden with lawn, decking and mature shrubs/trees. Side garden area giving access to the garage. To the rear of the property is a large enclosed garden, mainly block paved and featuring a covered patio area with built in seating, garden shed, flower beds, single garage and secure gates. Offering parking for four cars.

Garage

Attached stone-built single garage with an 'up and over door', UPVC window and a side entrance door. Further door leading to the side/front of the house.

Cellar 1

19'8 x 7'8

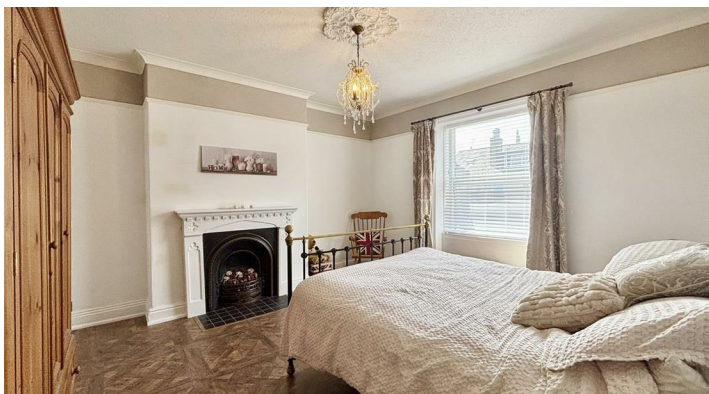
Cellar 2

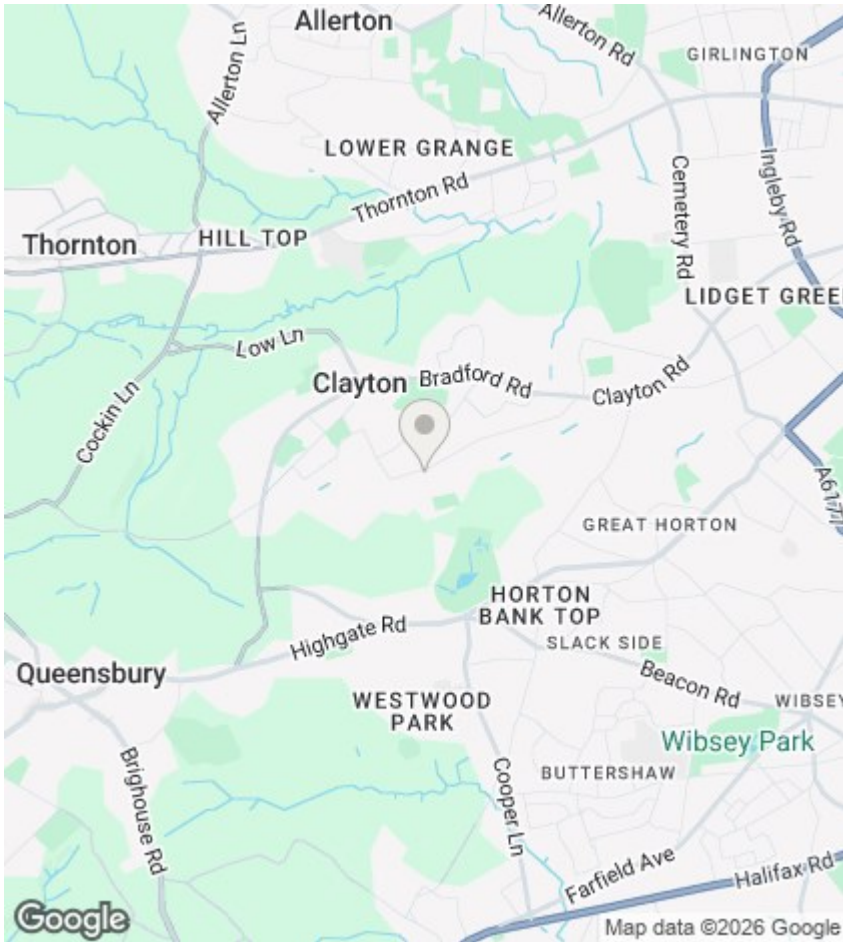
10'9 x 10'9

Please Note

Energy Certificate to follow.







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		
(81-91) B		
(69-80) C		
(55-68) D	56	74
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Every attempt has been made to ensure this floor plan is accurate, however their accuracy is not guaranteed. The floorplan is for illustrative purposes and should be used in that context. GFPMs 2026

