



1 Alston Close, Bradford, BD9 6AN

£360,000

- SPACIOUS FOUR BEDROOM SEMI DETACHED
- PRESENTED TO A HIGH STANDARD THROUGHOUT
- LARGE PLOT OFFERING FURTHER POTENTIAL
- TWO BATHROOMS
- WALKING DISTANCE TO THE BRI
- SOUGHT-AFTER LOCATION
- SPACIOUS ROOMS
- TWO RECEPTION ROOMS
- OFF-ROAD PARKING FOR SEVERAL CARS
- EARLY VIEWING ADVISED

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**** SPACIOUS FOUR BEDROOM SEMI DETACHED ** SOUGHT-AFTER LOCATION ** TWO RECEPTION ROOMS ** TWO BATHROOMS ** QUALITY FIXTURES & FITTINGS ** LARGE GARDENS & DRIVEWAY **** This impressive property, just off Shaftesbury Avenue in BD9 is located in a desirable position, close to the BRI and is presented to a high standard throughout. The front door leads into a spacious hallway with doors off to two well proportioned reception rooms, kitchen, shower room and a dining room extension. Also on the ground floor is an attached garage that has been converted and includes windows, door and central heating. To the first floor are four double bedrooms and the family bathroom, plus access to a boarded loft space offering further potential. Externally there are gardens to three sides, parking for three to four cars and a covered deck seating area. Potential to extend further, subject to securing the required planning approvals. Must be viewed internally to be fully appreciated.



Council Tax Band: D



Entrance Hall

10'0 x 7'7

A large composite entrance door with floor to ceiling side windows leads into an impressive hallway with stairs off to the first floor, a central heating radiator and is open to an inner hallway.

Inner Hallway

8'5 x 3'6

Under-stairs store area and doors off to the kitchen, lounge and sitting room.

Lounge

16'2 x 11'1

Window to the front elevation, central heating radiator and a living flame gas fire with a marble surround.

Sitting Room

13'1 x 11'2

Central heating radiator and being open to:

Dining Room

11'4 x 9'5

Sliding patio doors to the side elevation that lead out to a covered deck, window to the rear elevation and a central heating radiator.

Kitchen

10'0 x 9'9

A modern, fully fitted kitchen with granite working surfaces and integrated appliances including; an electric oven, microwave, fridge-freezer, gas hob and an extractor over. Plumbing for a washing machine, window to the rear elevation, tiled floor, breakfast bar and a composite side entrance door.

Shower Room

5'4 x 5'2

A fully tiled shower room comprising of a shower cubicle with a rainfall shower and hand held attachment, pedestal washbasin and a low flush WC. Grey cast iron radiator, tiled floor and a clad ceiling.

First Floor

Spacious landing area with a window to the side elevation, doors off to all bedrooms & bathroom, plus access to the loft space.

Bedroom One

16'3 x 11'3

A good-sized master bedroom with a window to the front elevation and a central heating radiator.

Bedroom Two

13'2 x 11'3

Window to the rear elevation with an open aspect and a central heating radiator.

Bedroom Three

10'0 x 7'10

Window to the front elevation and a central heating radiator.

Bedroom Four

9'10 x 7'0

Window to the rear elevation and a central heating radiator.

Family Bathroom

8'3 x 4'10

An impressive, fully tiled bathroom comprising of a free-standing bath with waterfall tap and shower attachment, pedestal washbasin and a low flush WC. Tiled floor, window to the side elevation, clad ceiling and a modern grey cast iron radiator.

Loft

A large loft space spanning the full house and offering further potential. Currently accessed via a drop-down ladder from the landing. Power, lighting and a roof window.

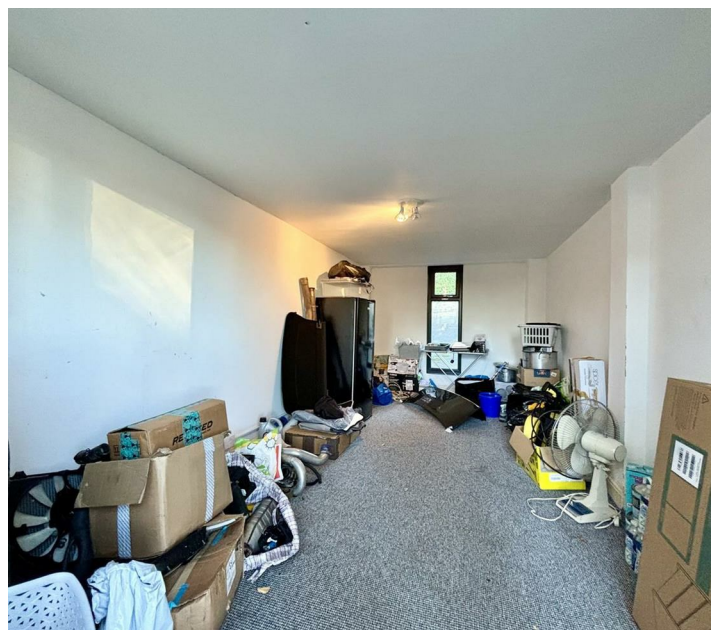
Garage Conversion

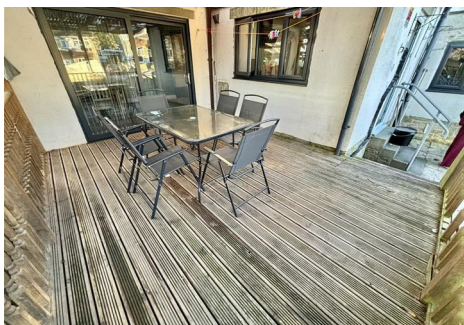
18'5 x 8'7

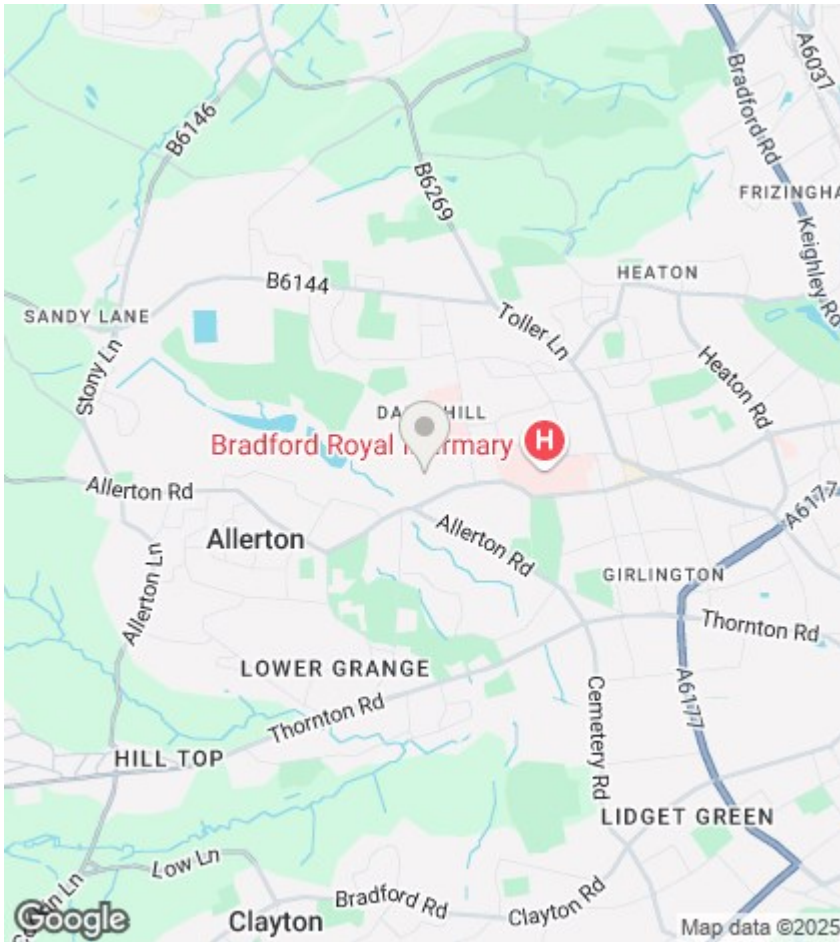
Accessed from the garden is the converted garage that features windows to the front and rear elevations, entrance door and a central heating radiator. Decorated, carpeted and currently used for storage.

External

The property sits on a spacious corner plot with wrap around lawned gardens. There is a parking space to the front of the property and a further driveway to the side with parking for three to four cars. To the rear is a covered deck seating area plus an outside tap.







Directions

Viewings

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

EPC Rating:

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