



## 6 Westminster Crescent, Clayton, Bradford, BD14 6SH

£275,000

- THREE DOUBLE BEDROOM END TOWNHOUSE
- TWO RECEPTION ROOMS
- EXTENDED TO THE SIDE & REAR
- MANY RECENT IMPROVEMENTS
- OFF-ROAD PARKING
- TWO BATHROOMS
- CORNER PLOT
- WELL PRESENTED THROUGHOUT
- GAS CH & UPVC DG
- DETACHED GARAGE/WORKSHOP



# 6 Westminster Crescent, Bradford BD14 6SH

**\*\* IMPRESSIVE END-TOWNHOUSE \*\* CORNER PLOT \*\* EXTENDED TO THE SIDE AND REAR \*\* MANY RECENT IMPROVEMENTS \*\* POTENTIAL FOURTH BEDROOM \*\* TWO BATHROOMS \*\* TWO RECEPTION ROOMS \*\***  
Bronte Estates are delighted to offer for sale this good sized family home in the popular village of Clayton that offers well presented accommodation throughout and a flexible layout. Although the property has already been extended, due to the large corner plot, it could be extended further subject to planning approval. To the ground floor is a spacious hallway, lounge, dining room, kitchen, plus a ground floor double bedroom and bathroom. To the first floor are two further double bedrooms and another bathroom. Enclosed, well maintained gardens to three sides, off-road parking and a detached workshop to the rear.



Council Tax Band: C



## Ground Floor

### Entrance Hall

A composite entrance door leads into a hallway with stairs off to the first floor, a door to the lounge and a further door to an inner hallway.

### Lounge

12'5" x 12'1"

Window to the front elevation, wall TV point and a central heating radiator.

### Dining Room

13'1" x 8'2"

Window to the side elevation, central heating boiler, fitted cupboards and a useful under-stairs storage area. Central heating radiator.

### Kitchen

11'9" x 8'0"

A modern fitted kitchen with Quartz working surfaces and integrated appliances including a fridge-freezer, washing machine, dishwasher, electric oven four ring hob and an extractor. Windows to the side and rear elevations and an exterior composite door to the rear garden.

### Inner Hall

Doors off to a ground floor bedroom and bathroom.

### Bedroom Three

13'9" x 8'2"

A well proportioned ground floor bedroom with a window to the front elevation and a central heating radiator. A drop-down ladder leads to a boarded storage space.

### Bathroom

A superb fully tiled bathroom comprising of a panelled bath with a rainfall shower over, washbasin with mixer tap and storage below and a low flush WC. BlueTooth LED back lit mirror, chrome heated towel rail and a window to the rear elevation.

### First Floor

Landing area with a feature glass and oak balustrade, window to the side elevation and access to the loft space.

## Bedroom One

15'5" x 10'9"

A spacious master bedroom with two windows to the front elevation and a central heating radiator. This room was previously two bedrooms and the original dividing wall could be reinstated to create a small fourth bedroom, if required.

## Bedroom Two

9'10" x 9'2"

Window to the rear elevation and a central heating radiator.

## Bathroom

A modern, fully tiled shower room with a double width walk-in shower with glass sliding door and a rainfall shower, low flush WC with integrated washbasin, chrome heated towel rail, tiled floor and a window to the rear elevation.

## External

To the front of the property is a split-level, enclosed lawned garden with fence and hedge boundary. A pathway to the side leads to the rear. Double gates at the side of the property lead to an off-road parking space and the rear garden that consists of a lawn, patio area and access to the workshop. Potential to create further parking to the rear if required.

## Detached workshop

Previously a garage but now used for storage. Internally the space has been split to create two rooms and is partially converted with plastered walls and a UPVC side entrance door. This space offers potential for homeworking, storage or perhaps a man-cave!

## Further Information

In recent years the property has undergone a program of improvements to include:

New UPVC windows and composite doors

Full electrical rewire (EICR) to follow

Alarm system and outside lighting

New Wren kitchen

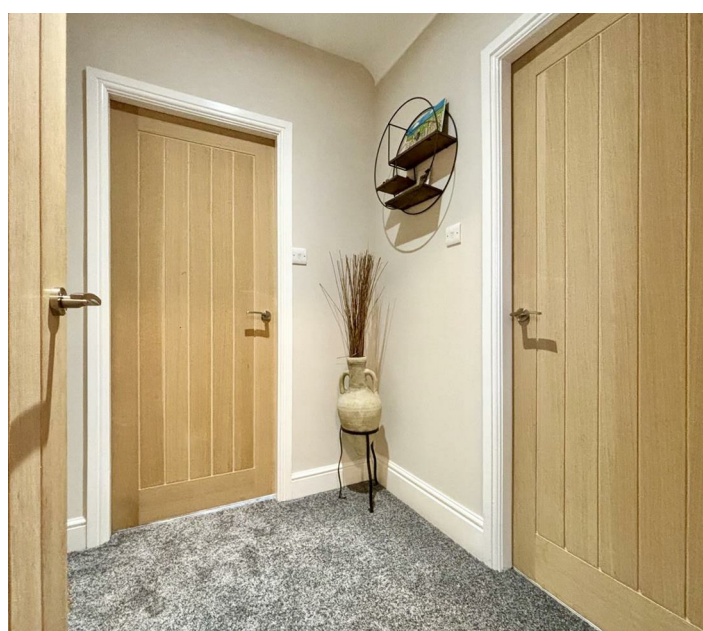
New Vaillant Central heating boiler

New bathroom downstairs (bath, shower, basin with storage, blue tooth mirror with lights & speakers & WC.

Recently fitted upstairs bathroom



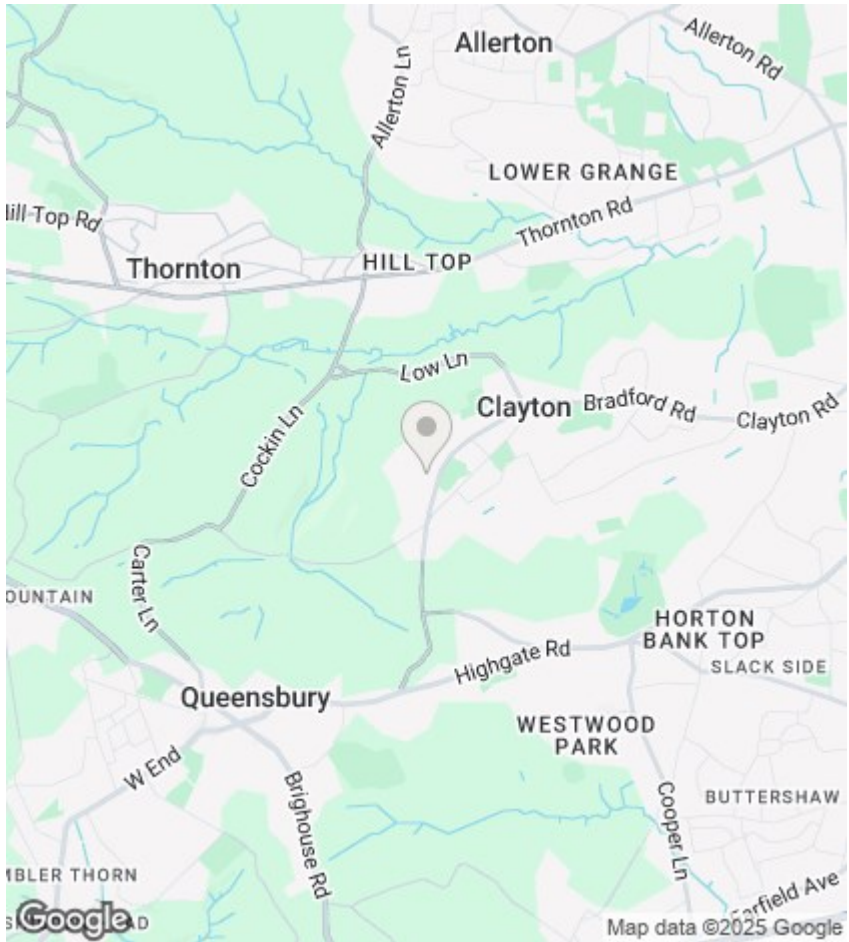
New UPVC soffits, fascias, gutters & down pipes.  
Chimney pointed and new lead flashing fitted  
All roof ridge tiles removed and re-pointed  
External walls re-rendered & painted











## 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	79
(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	

