



Glenholme Park, Clayton

£450,000

* EXECUTIVE DETACHED * FIVE BEDROOMS * TWO RECEPTION ROOMS * QUIET CUL-DE-SAC *
* TWO BATH/SHOWEER ROOMS * DOUBLE GARAGE * GARDEN * SECURE PARKING *

Welcome to this exquisite five-bedroom detached property, perfectly nestled in a small and quiet cul-de-sac, offering an ideal family-sized accommodation.

This stunning home boasts generous living spaces, designed for both comfort and style.

As you enter, you're greeted by a spacious hallway leading to a beautifully appointed living room, perfect for family gatherings. The kitchen is equipped with integrated appliances creating an inviting atmosphere for entertaining.

The five well-proportioned bedrooms provide ample space for a growing family, with the master suite featuring an en-suite bathroom for added convenience. Each bedroom is filled with natural light, creating a warm and welcoming environment.

Outside, the property features a double garage, providing secure parking and additional storage. The low maintenance garden offers a peaceful retreat, perfect for outdoor activities or simply enjoying the serene surroundings.

Don't miss the opportunity to make this stunning property your family's new haven!





Reception Hall

With radiator and understairs storage.

Office

8'6" x 9'4" (2.59m x 2.84m)

With built in desk and cloakroom, radiator and double glazed window.

Cloakroom/WC

Modern two piece suite comprising low suite wc, vanity sink unit, radiator.

Lounge

14'4 x 18' (4.37m x 5.49m)

Having a media wall unit with electric fire, built in shelving and wall units, radiator, double glazed window and French doors.

Dining Kitchen

14'7" x 11'10" (4.45m x 3.61m)

Modern fitted dining kitchen having a range of wall and base units incorporating stainless steel sink unit, tiled splashback, range style cooker, extractor hood, integrated fridge/freezer, double glazed window, radiator and two double glazed windows.

Utility

6'2" x 5'3" (1.88m x 1.60m)

With fitted base units incorporating stainless steel sink unit, plumbing for auto washer, tiled splashback, radiator, upvc door to side.

Side Porch

Access to garden and garage.

Sitting Room

11'4" x 10'6" (3.45m x 3.20m)

With radiator and double glazed window.

First Floor Landing

Bedroom One

10'4" x 11'3" (3.15m x 3.43m)

With built in wardrobe, radiator and double glazed window. En Suite Shower Room;

En Suite

Three piece modern suite comprising shower cubicle, low suite wc, pedestal wash, radiator, double glazed window, tiled walls and floor.

Bedroom Two

11'4" x 11'8" (3.45m x 3.56m)

With built in wardrobe, radiator and double glazed window.

Bedroom Three

8'6" x 10'8" (2.59m x 3.25m)

With radiator and double glazed window.





Bedroom Four

10'5" x 10'3" (3.18m x 3.12m)

With built in wardrobe, radiator and double glazed window.

Bedroom Five

8'6" x 8'8" (2.59m x 2.64m)

With radiator and double glazed window.

Bathroom

Modern four piece suite comprising freestanding bath, shower cubicle, low suite wc, pedestal wash basin, tiled walls and floor, radiator, double glazed window.

Exterior

To the outside there is an artificial lawned garden with patio to the rear, double driveway leading to a double garage.

Directions

From our office on Queensbury High Street head east on High St/A647 towards Gothic St, turn left onto Baldwin Ln, at the roundabout take the 2nd exit onto Clayton Ln, turn right onto Park Ln, left onto Nursery Rd, right onto Station Rd, Station Rd turns left and becomes Pasture Ln, turn right onto Glenholme Park and the property will shortly be seen displayed via our For Sale board.

TENURE

FREEHOLD- The owners do pay £150 per annum for upkeep and maintenance of gardens and park.

Council Tax Band

F

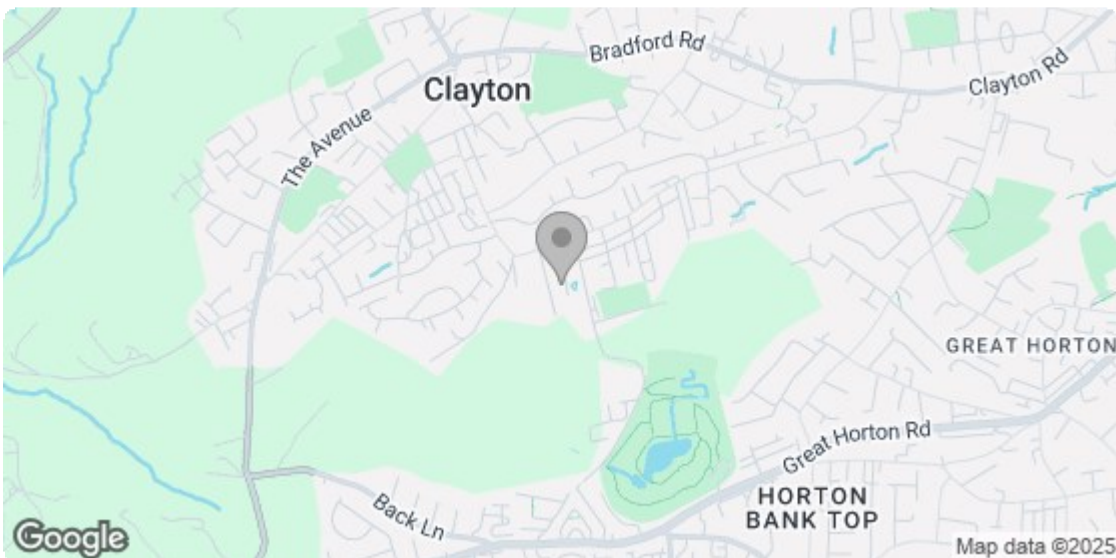


Glenholme Park, BD14

Approximate Gross Internal Area = 201.3 sq m / 2167 sq ft
(Including Double Garage)



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1165275)



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		
Environmental Impact (CO₂) Rating		

Agent Notes & Disclaimer We endeavour to make our particulars fair, accurate and reliable. The information provided does not constitute or form part of an offer or contract, nor may it be regarded as representation. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and for guidance only, as are floorplans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for purpose. We strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. Money Laundering Regulations Intending purchasers will be asked to produce identification and proof of finance. We would ask for your co-operation in order that there will be no delay in agreeing a sale. We are covered and members of The Property Ombudsman.

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