



## Glenholme Park, Clayton

£425,000

\* DETACHED \* FOUR BEDROOMS \* QUIET CUL-DE-SAC \* TWO RECEPTION ROOMS \*  
\* FAMILY SIZED \* TWO BATH/SHOWER ROOMS \* CORNER PLOT \* POPULAR LOCATION \*  
\* GARDENS \* DRIVE \* GARAGE \* POTENTIAL TO EXTEND stpp \*

Welcome to this superb four-bedroom detached property, perfectly nestled in a small and quiet cul-de-sac, offering 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.

Within easy reach of Clayton Village which boasts amenities, shops and local schools.

There are four well-proportioned bedrooms which provide ample space for a growing family, with the master suite featuring an en-suite shower room for added convenience. Outside, the property is located on a corner plot with patio, lawn and a driveway leading to an attached garage. There is potential to extend (subject to planning permission).

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





### Entrance Hall

With radiator.

### Cloakroom/WC

Two piece suite comprising low suite wc, pedestal wash basin, radiator.

### Dining Kitchen

19'4" x 8'7" (5.89m x 2.62m)

Fitted dining kitchen having a range of wall and base units incorporating sink unit, tiled splashback, range style cooker, integrated fridge/freezer, dishwasher, radiator and double glazed window.

### Utility

With fitted wall and base units incorporating stainless steel sink unit, tiled splashback, plumbing for auto washer, radiator.

### Lounge

18'1" x 13'4" (5.51m x 4.06m)

With a living flame gas fire in fireplace surround, radiator, double glazed window, French doors.

### Dining Room

8'7" x 10'6" (2.62m x 3.20m)

With radiator, double glazed French doors to rear.

### First Floor

With radiator and double glazed window.

### Bedroom One

10'5" x 13' (3.18m x 3.96m)

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

### En Suite Shower Room

Three piece suite comprising shower cubicle, low suite wc, pedestal wash basin, radiator and double glazed window.

### Bedroom Two

13'7" x 8'4" (4.14m x 2.54m)

With radiator and double glazed window.

### Bedroom Three

12'8" x 12' (3.86m x 3.66m)

With fitted wardrobes, radiator and double glazed window.

### Bedroom Four

11'2" x 8'3" (3.40m x 2.51m)

With radiator and double glazed window.





### Bathroom

Four piece suite comprising shower cubicle, panelled bath, low suite wc, pedestal wash basin, radiator and double glazed window.

### Exterior

The property is situated on a corner plot with lawn and patio garden. A driveway leads to an attached garage. There is potential to extend - subject to relevant planning consents.

### Directions

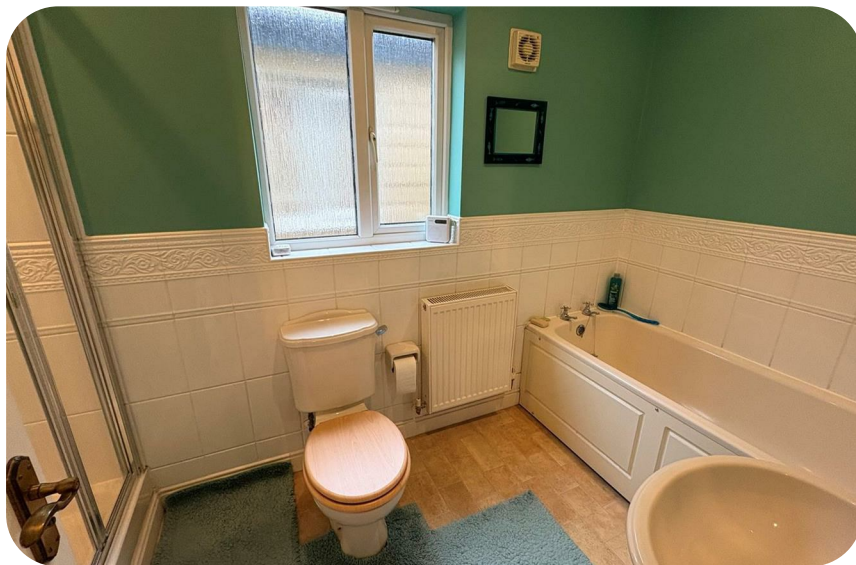
From our office on Queensbury High Street head east on High St/A647 towards Gothic St, continue to follow A647 for 0.7 miles, turn left onto Baldwin Ln, at the roundabout take the 2nd exit onto Clayton Ln, right onto Park Ln, left onto Nursery Rd, right onto Station Rd, Station Rd turns left and becomes Pasture Ln, turn right onto Glenholme Park and the property will be seen displayed via our For Sale board.

### TENURE

FREEHOLD

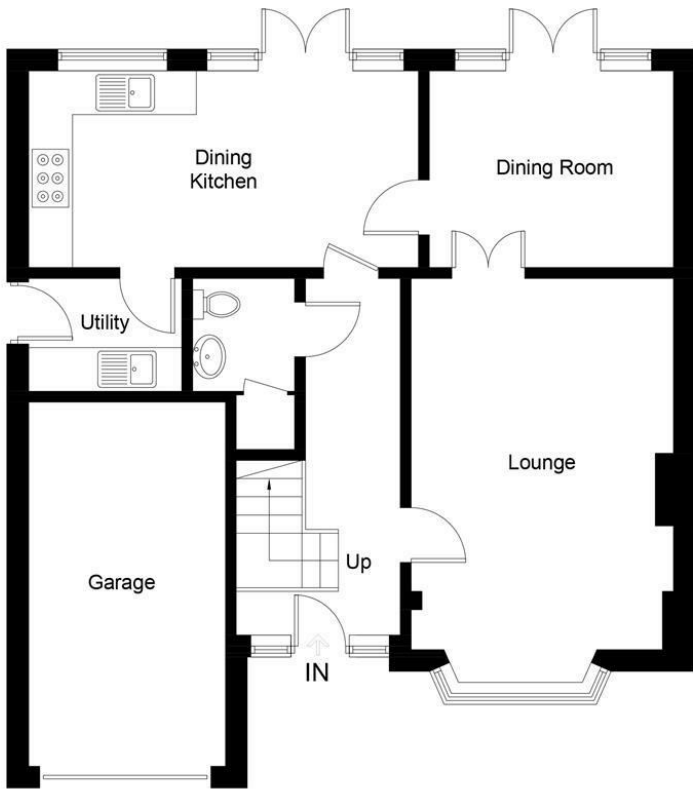
### Council Tax Band

F / Bradford

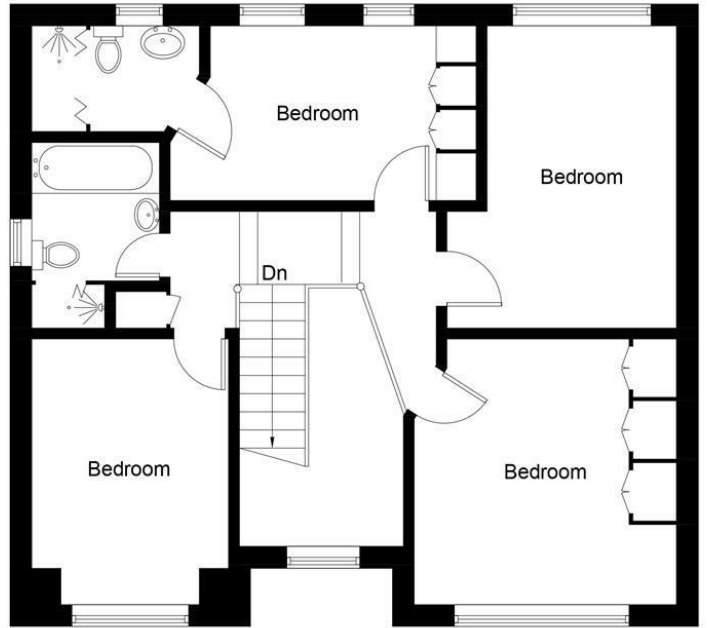


# Glenholme Park, BD14

Approximate Gross Internal Area = 129.6 sq m / 1395 sq ft  
 Garage = 13.5 sq m / 145 sq ft  
 Total = 143.1 sq m / 1540 sq ft

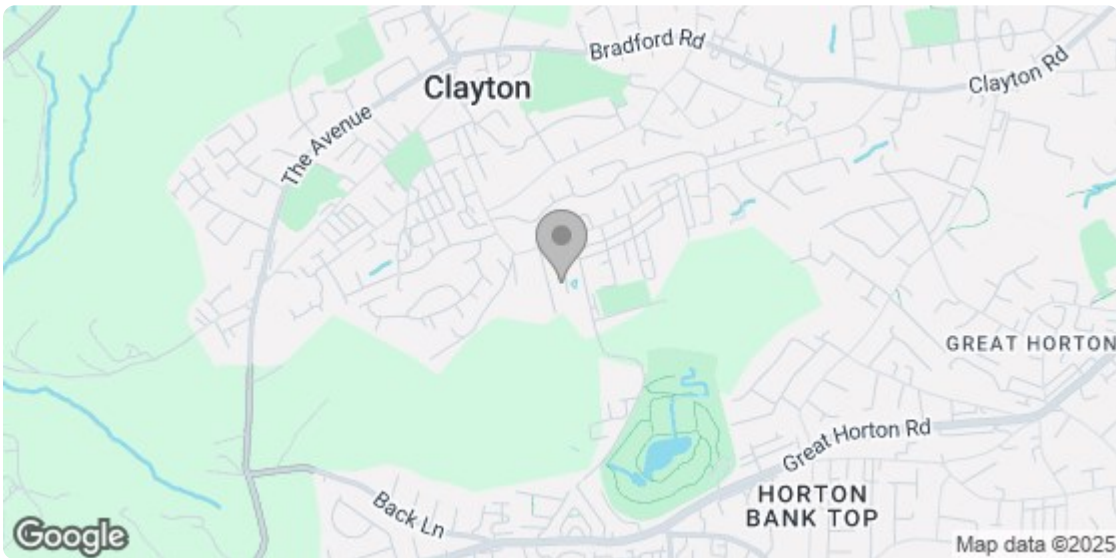


Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1259400)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	76	79
<b>England &amp; Wales</b>		EU Directive 2002/91/EC
Environmental Impact (CO <sub>2</sub> ) 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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