



5 The Old Village School, Clayton, Bradford, BD14 6QW

£195,000

- OLD SCHOOL CONVERSION
- FOUR BEDROOMS
- GROUND FLOOR KITCHEN
- PARKING/ GARDEN TO THE FRONT
- GAS CENTRAL HEATING
- ACCOMMODATION OVER THREE FLOORS
- ENSUITE TO MASTER BEDROOM
- FIRST FLOOR LIVING ROOM
- ADDITIONAL WC TO SECOND FLOOR
- UPVC DOUBLE GLAZING

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Well presented FOUR BEDROOM grade II listed, school conversion with accommodation over three floors, in the heart of the Village, OFF ROAD PARKING & GARDEN to the front, EN-SUITE to master bedroom.



Council Tax Band: C



Well presented FOUR BEDROOM grade II listed old school conversion with accommodation over three floors, located in the heart of Clayton Village, with OFF ROAD PARKING & GARDEN to the front, EN-SUITE to master bedroom. Having gas central heating & UPVC double glazing. Briefly comprising; Ground floor with entrance hall & kitchen. First floor with lounge, house bathroom & bedroom four. Second floor with bedrooms one to three, en-suite to master bedroom and additional WC. VIEWING HIGHLY RECOMMENDED to avoid disappointment, call the office today to be the first to view.

ENTRANCE HALL

Front door, under stairs storage cupboard, central heating radiator, alarm panel, stairs to first floor.

KITCHEN

16'2" x 12'7"

Modern range of fitted base & wall units with contrasting work surfaces, complementary tiled splash backs, one & a half bowl stainless steel sink & drainer with mixer tap, fitted double oven, five ring gas hob with extractor above, plumbing for an automatic washing machine, integrated dishwasher & freezer, central heating radiator, two windows to front elevation.

FIRST FLOOR LANDING

Stairs to first floor leading to lounge, bathroom & bedroom 4, further staircase to second floor.

LOUNGE

20'7" x 18'1"

L shape living room, feature wooden fire place with tiled inlay, marble hearth & gas fire, two feature windows to the front with stone mullions, storage cupboard housing the central heating boiler, central heating radiator.

BEDROOM FOUR

7'8" x 6'3"

Skylight window to rear elevation, central heating radiator.

BATHROOM

Three piece suite in white comprising; freestanding roll top bath with shower attachment, pedestal wash basin, low flush WC,

extractor, part tiled walls, central heated towel rail.

SECOND FLOOR LANDING

Central heating radiator, sky light window to rear.

WC

Separate WC in white, pedestal wash basin.

BEDROOM ONE

13'3" x 8'5"

Central heating radiator, two windows to front elevation & feature beamed ceiling.

ENSUITE

Three piece suite comprising; corner shower cubicle, low flush WC, pedestal wash basin, part tiled walls, central heating radiator, extractor fan.

BEDROOM TWO

9'2" x 8'5"

Central heating radiator, window to front elevation & feature beamed ceiling.

BEDROOM THREE

9'3" x 8'3"

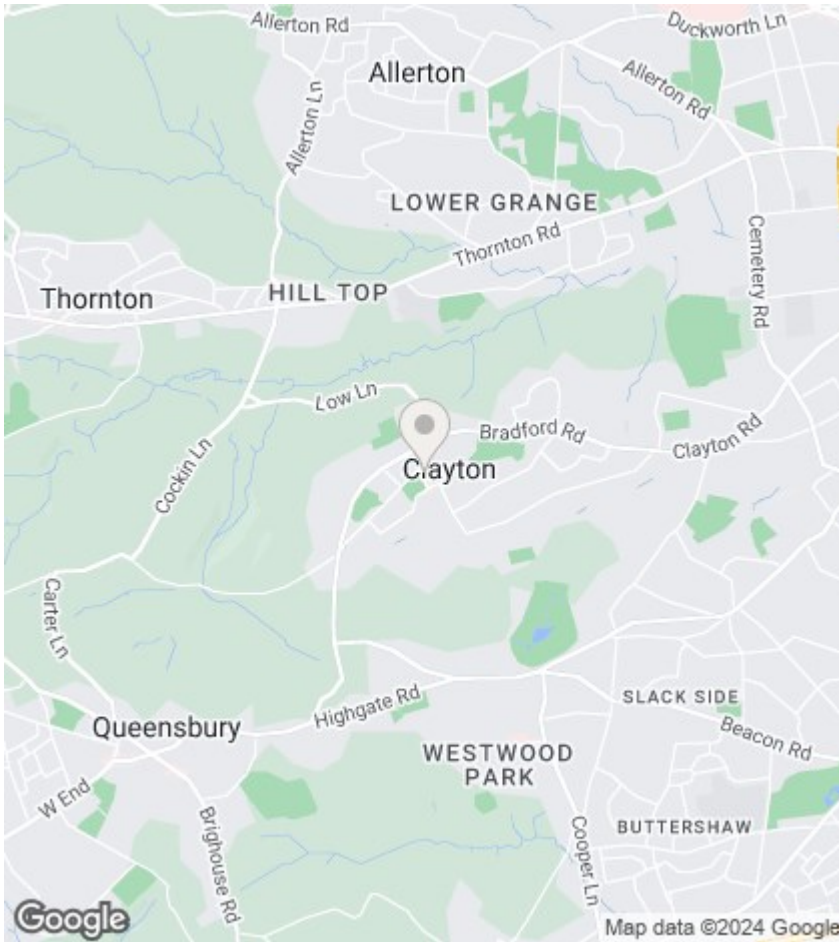
Central heating radiator, sky light to rear elevation & feature beamed ceiling.

EXTERIOR

Gated driveway to the front offering marking for several cars, paved patio & artificial grass.







Directions

Viewings

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

EPC Rating:

C

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C		70	82
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

