



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

£210,000

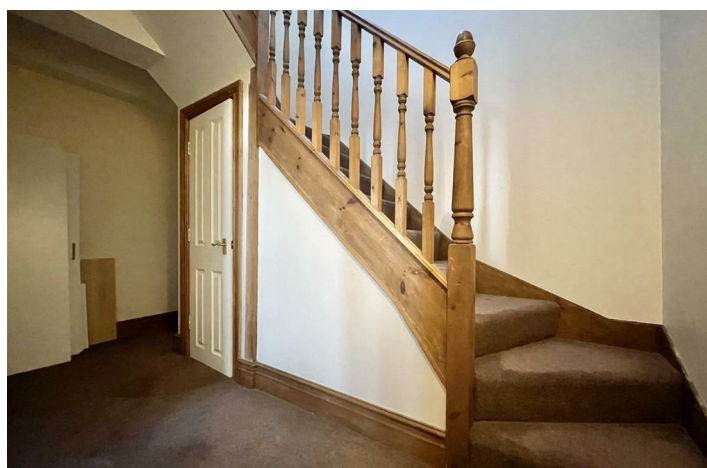
- FOUR BEDROOM FAMILY HOME
- GRADE II LISTED SCHOOL CONVERSION
- GROUND FLOOR KITCHEN
- PARKING & GARDEN TO THE FRONT
- GAS CENTRAL HEATING
- ACCOMMODATION OVER THREE FLOORS
- ENSUITE TO MASTER BEDROOM
- FIRST FLOOR 20' LIVING ROOM
- ADDITIONAL WC TO SECOND FLOOR
- UPVC DOUBLE GLAZING

# 5 The Old Village School, Bradford BD14 6QW

**\*\* FOUR BEDROOM SCHOOL CONVERSION \*\* GRADE II LISTED \*\* SPACIOUS ACCOMMODATION OVER THREE FLOORS \*\* GARDENS AND PARKING FOR SEVERAL CARS \*\***  
Located in the heart of Clayton village is this impressive, spacious family home, well worthy of internal inspection. Briefly comprising of a large dining kitchen and equally spacious lounge, WC, four bedrooms, master with en-suite and a family bathroom. Character features throughout and an enclosed garden with plenty of off-road parking.



Council Tax Band: C



## **ENTRANCE HALL**

Front door, under stairs storage cupboard, door to the kitchen, central heating radiator, alarm panel and 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"

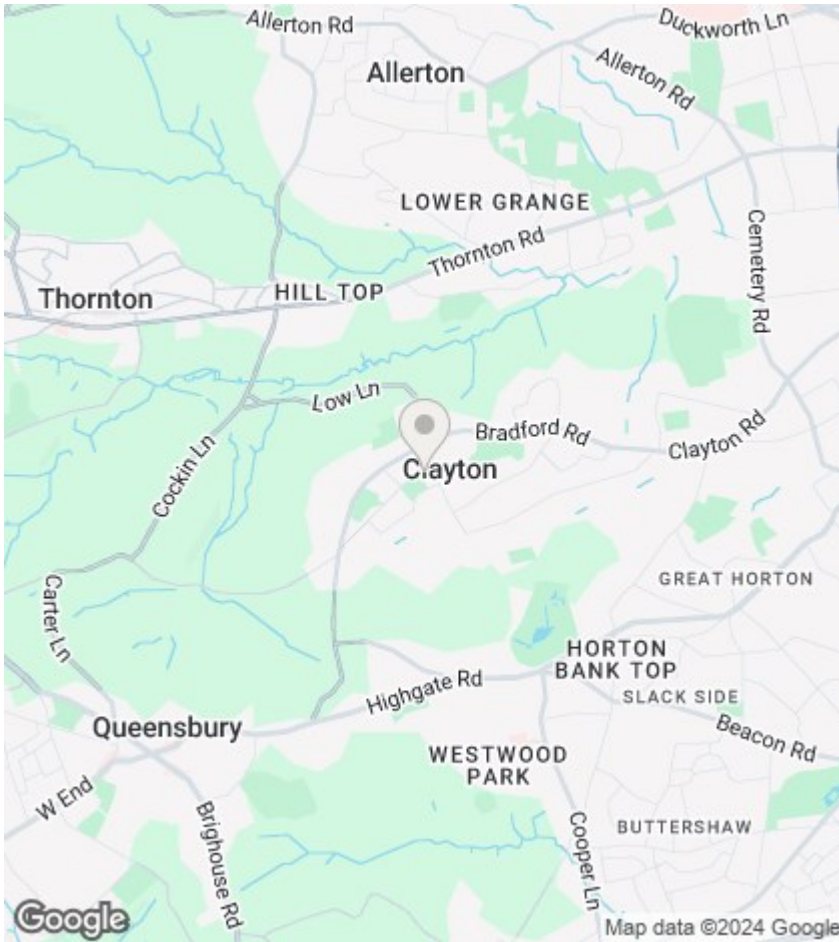
Central heating radiator, sky light to rear elevation & feature beamed ceiling.

## **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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		70	82
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

