

## 70 Oakleigh Road, Clayton, Bradford, BD14 6NP

£260,000

- DECEPTIVELY SPACIOUS
- FOUR DOUBLE BEDROOMS
- LOWER GROUND FLOOR WITH POTENTIAL TO CONVERT
- IDEAL FOR GROWING FAMILIES
- IMMACULATE CONTEMPORARY FINISH THROUGHOUT
- ACCOMMODATION OVER THREE FLOORS
- ORIGINAL CHARACTER FEATURES
- POPULAR RESIDENTIAL LOCATION



# 70 Oakleigh Road, Bradford BD14 6NP

\*\*\*BEAUTIFULLY FINISHED FOUR BEDROOM END TERRACE HOUSE\*\*\* Bronte Estates are delighted to bring to the market this BEAUTIFULLY PRESENTED, FOUR DOUBLE BEDROOM end terrace property within the heart of Clayton BD14. The house OZZES CHARACTER throughout with HIGH CEILINGS, ORIGINAL SKIRTING BOARDS AND CEILING CORNICES, with a HIGH QUALITY, CONTEMPORARY FINISH from top to bottom, creating a PERFECT CONTRAST BETWEEN NEW AND OLD. With ACCOMMODATION OVER FOUR FLOORS, the property is DECEPTIVELY SPACIOUS and briefly comprises a porch, inner hall, living room, DINING KITCHEN and SEPARATE DINING ROOM to the ground floor with two double bedrooms and family bathroom to the first floor, a further TWO DOUBLE BEDROOMS and w/c to the second floor, all equipped with DOUBLE GLAZED WINDOWS and GAS CENTRAL HEATING. Furthermore, the house has a LOWER GROUND FLOOR offering POTENTIAL FOR FURTHER CONVERSION currently used as storage and utility space. Externally, the property has low maintenance gardens to front and rear, with a ELECTRIC CAR CHARGING POINT to rear. Early internal inspections are heavily recommended to appreciate not just the finish of this property but also the deceptively generous rooms sizes on offer with this buy. Viewings by appointment only!



Council Tax Band: C



## Property Description

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## Accommodation

### Ground Floor

#### Porch

Leading from a composite door to front with a mosaique tiled floor with an inner door leading to the main entrance hall.

#### Entrance Hall

A light and airy entrance hall with gas central heating radiator, a feature Victorian archway, herringbone flooring which continues across the ground floor, giving access to an open staircase, living room, dining kitchen and dining room.

### Living Room

14'04 x 16'01

A substantial living room sits to the front aspect of the ground floor offering a fantastic reception space, naturally lit via a large double glazed window to front also comprising a gas central heating radiator and feature fireplace with mantle over.

### Dining Kitchen

13'00 x 16'09

A beautifully designed contemporary dining kitchen, fully fitted with modern units built up from floor to the dado rail creating ample cupboard space also comprising integral fridge and freezer, electric oven and microwave, electric hob and extractor over with an additional island to the middle providing a breakfast bar, work space, a sink and drainer, a dishwasher and further base units. The kitchen also has a gas central heating radiator and double glazed window to rear.

### Dining Room

7'05 x 13'07

Situated to rear of the ground floor is a second reception room, currently used as dining space with a double glazed window to rear, a gas central heating radiator, access to the lower ground floor and a door to rear garden.

### First Floor

#### Landing

Leading from a wide staircase with traditional bannister, naturally lit via a feature window to side giving access to two bedrooms, family bathroom and stairs to the second floor.

#### Principle Bedroom

16'05 x 12'10

A generously proportioned main double bedroom with a fitted wardrobes and drawers, also comprising a double glazed window to rear and a gas central heating radiator.

#### Bedroom Two

39'4"36'1" x 49'2"

A second generous double bedroom sitting to the rear elevation with an alcove big enough for a wardrobe plus a further fitted wardrobe, gas central heating radiator, double glazed window to front and wood flooring.



## Bathroom

A stylish and contemporary bathroom, fitted with a double walk-in shower unit and screen, a w/c, wash hand basin, gas central heating, double glazed window and built in storage cupboard.

## Second Floor

### Landing

Leading to two further bedroom and upstairs w/c, with a Velux skylight and built in storage cupboard.

### Bedroom Three

11'07 x 12'00

A larger than average third double dormer bedroom with a large double glazed window and gas central heating radiator.

### Bedroom Four

11'05 x 11'05

A second dormer bedroom being used as a fourth double bedroom with a double glazed window to front and gas central heating.

### Upstairs W/C

A newly fitted two piece suite with a w/c, wash hand basin and vanity unit under also comprising a gas central heating radiator and access to further storage under the eaves.

### Lower Ground Floor

Access via the dining room is a substantial basement cellar currently divided into four rooms. With plumbing and electric, it offers space to be used as a utility and currently used as storage. The lower ground floor could easily be further converted into living space and/or reception space subject to building regulations being passed.

### External

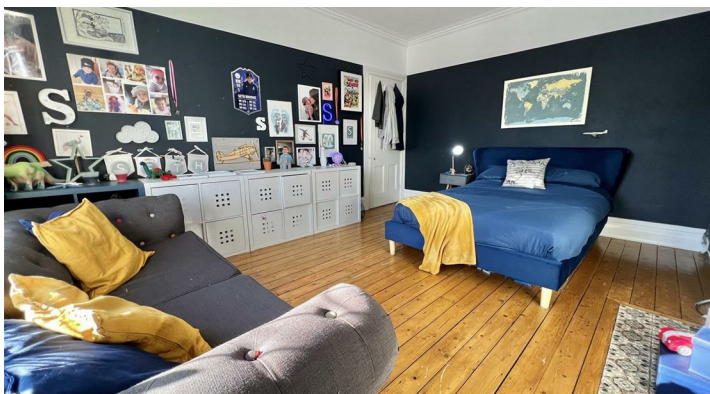
The property has low maintenance gardens to both front and rear. The front garden has a mixture of mature bushes with a small rockery and laid slate area. The rear yard is mainly Indian stone flagged patio with a walled rear border and gated access, flower bed surround, space for a shed and an electric car charging point.

### Agents Note

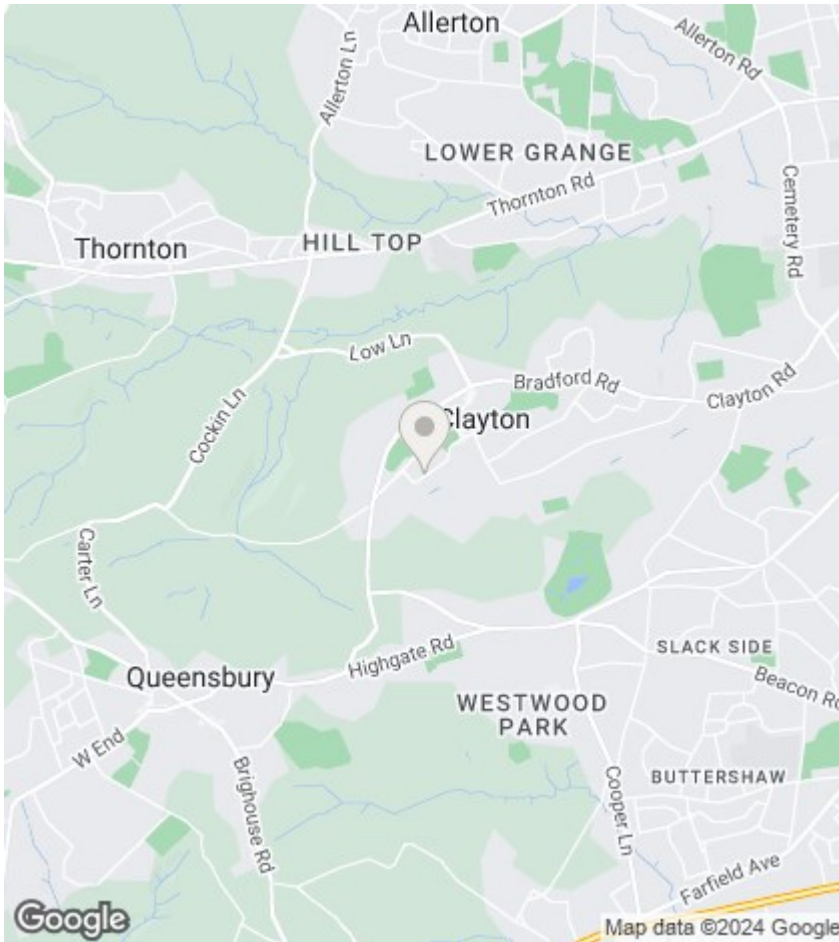
Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.











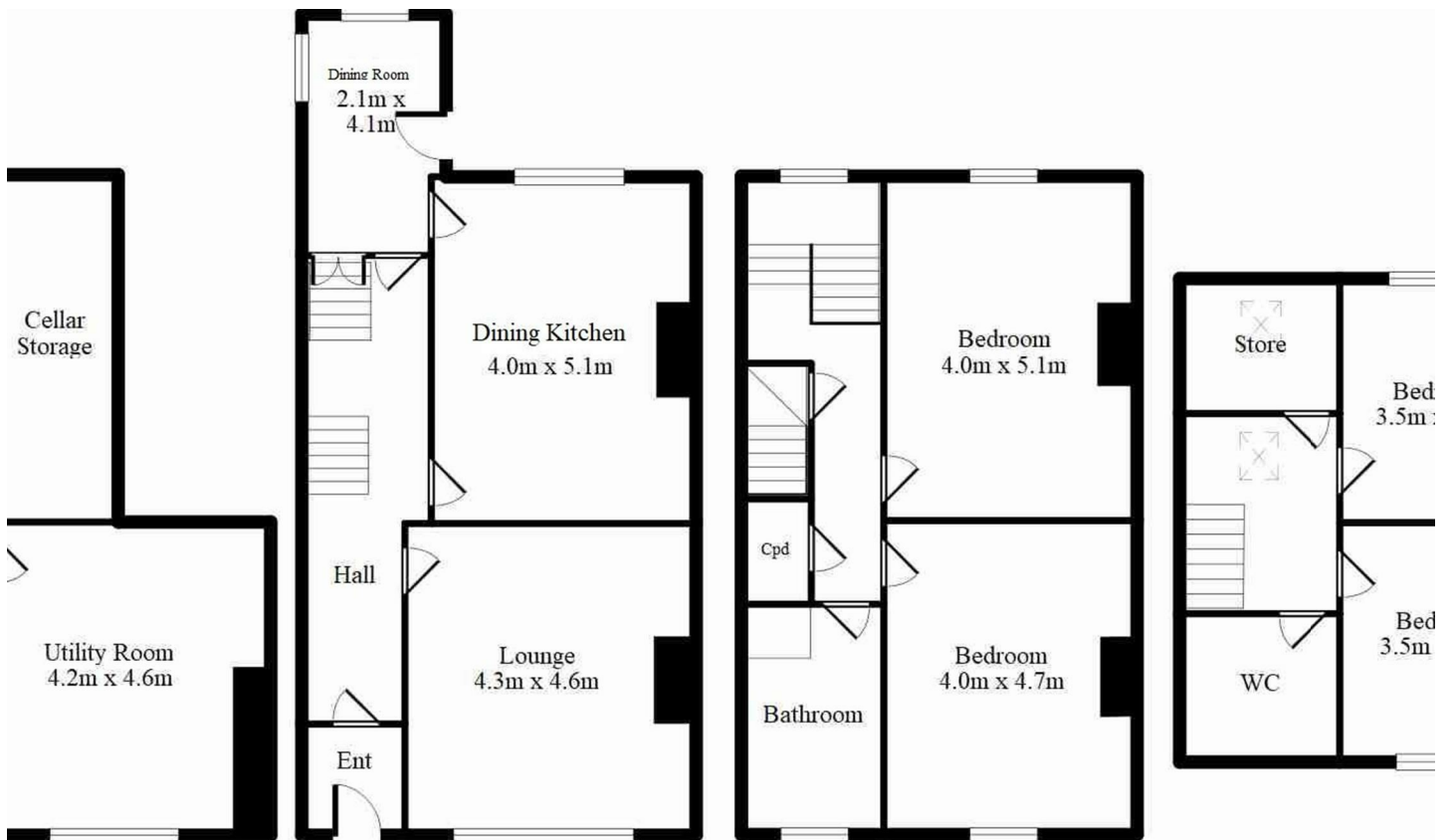
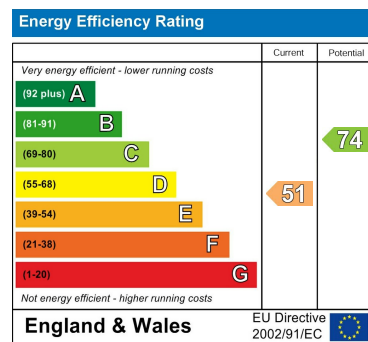
## Directions

## Viewings

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

## EPC Rating:

E



Every attempt has been made to ensure this floor plan is accurate, however their accuracy is not guaranteed. The floorplan is for illustrative purposes and should be used in that context. GFFMS 2021