



## 1 Pasture Lane, Clayton, Bradford, BD14 6JR

Offers Over £350,000

- DETACHED FAMILY HOME
- MULTIPLE RECEPTION ROOMS
- IDEA FOR GROWING FAMILIES
- POPULAR RESIDENTIAL LOCATION
- FIVE BEDROOMS
- SECLUDED REAR GARDEN
- AMPLE OFF-STREET PARKING & GARAGE
- FLEXIBLE LIVING ACCOMMODATION

# 1 Pasture Lane, Bradford BD14 6JR

SUBSTANTIAL FIVE BEDROOM DETACHED FAMILY HOME WITHIN POPULAR RESIDENTIAL LOCATION!



Council Tax Band: D



## Property Description

**\*\*\*FIVE BEDROOM DETACHED FAMILY HOME\*\*\*** Bronte Estates are delighted to bring to market this **SUBSTANTIAL FAMILY HOME**, situated on the outskirts of the **POPULAR RESIDENTIAL VILLAGE** of Clayton, BD14. The house is **WELL-SUITED** for **LARGE AND/OR GROWING FAMILIES** alike with **MULTIPLE RECEPTION ROOMS, FIVE BEDROOMS & OFF-STREET PARKING FOR MULTIPLE VEHICLES**. The house sits within walking distance to an **ARRAY OF LOCAL AMENITIES** in the village, with the addition of Quora Retail Park less than a mile away. The property has **EXCELLENT TRANSPORT LINKS** in and out of Bradford Centre where wider connections to larger cities and towns are considered easily accessible via the Bradford Interchange, not to mention the house sitting **WITHIN THE CATCHMENT AREA FOR WELL-REGARDED PRIMARY & SECONDARY SCHOOLS**. In brief, the house internally comprises a living room, **MODERN KITCHEN**, a **SEPARATE DINING ROOM**, a study, a **SNUG EXTENSION** with downstairs w/c all on the ground floor, with **FIVE BEDROOMS** and a family bathroom to the first floor. Externally, the property has a shared entrance leading to a **LARGE DRIVEWAY & GARDENS TO FRONT**, with the addition of a **BEAUTIFULLY MAINTAINED & SECLUDED REAR GARDEN**. Early internal inspections are heavily recommended to appreciate the size on offer both inside and out of this **SUBSTANTIAL FAMILY HOME!** Viewing by appointment only.

## Accommodation

### Ground Floor

#### Kitchen

18'6" x 8'0"

A modern kitchen, fully fit with a range of wall and base units and comprising an integral electric double oven, a gas hob with extractor fan over, space and plumbing for washing machine, tumble dryer and american fridge freezer, a sink and drainer with a double glazed window over, access into the inner hall and a uPVC door to side.

### Inner Hall

Giving access to the living room, snug, dining room and stairs to the first floor and uPVC door to rear garden.

### Living Room

14'4" x 11'3"

A light and airy, yet cosy living room with two large double glazed windows to front overlooking the front gardens, a gas central heating radiator and an electric fire.

### Snug

16'7" x 11'8"

Extended to the rear to create a second sitting room, naturally lit via a dual aspect double glazed windows to side and rear aspects also comprising access to a downstairs w/c, a built in storage cupboard, gas central heating radiator and double glazed patio doors giving access to the rear garden.

### Dining Room

14'9" x 10'7"

A third reception room, currently used as a dining room with dual aspect double glazed windows to rear and side, gas central heating radiator and access to the office/study.

### Office/Study

10'7" x 7'8"

Sat to the front aspect of the ground floor, currently utilised as a sewing room but can easily be used as an office/study and/or a guest bedroom with the room comprising a double glazed window to front and gas central heating.

## First Floor

### Landing

With a built in storage cupboard, loft hatch and giving access to all rooms on the first floor.

### Bedroom One

14'4" x 11'8"

A generous main double bedroom with wall to wall fitted wardrobes, a double glazed window to front and gas central heating radiator.

### Bedroom Two

11'10" x 8'2"

A second double bedroom sits to the rear

elevation, offering views across to the rear and overlooking the rear garden with a double glazed window to rear and a gas central heating radiator.

### Bedroom Three

A third double bedroom sits to the front aspect comprising a double glazed window to front and a gas central heating radiator.

### Bedroom Four

A fourth bedroom to the rear elevation, currently used as a dressing/storage room, double in size and offering further views across the valley beyond with a double glazed window to rear also comprising a gas central heating radiator.

### Bedroom Five

The fifth bedroom is ideal for a small child with space for a single bed, a double glazed window to rear and a gas central heating radiator, currently used as a home office.

### Family Bathroom

A generous family bathroom with a four piece suite consisting of a bath, separate shower, a w/c, wash hand basin, double glazed windows to side, gas central heating and built in storage cupboards.

### External

The property sits on a substantial plot offering ample off-street parking to the front, a laid to lawn garden with trees offering privacy, access to the rear garden to the side and a garage with rear workshop extension, up and over door, power and lighting.

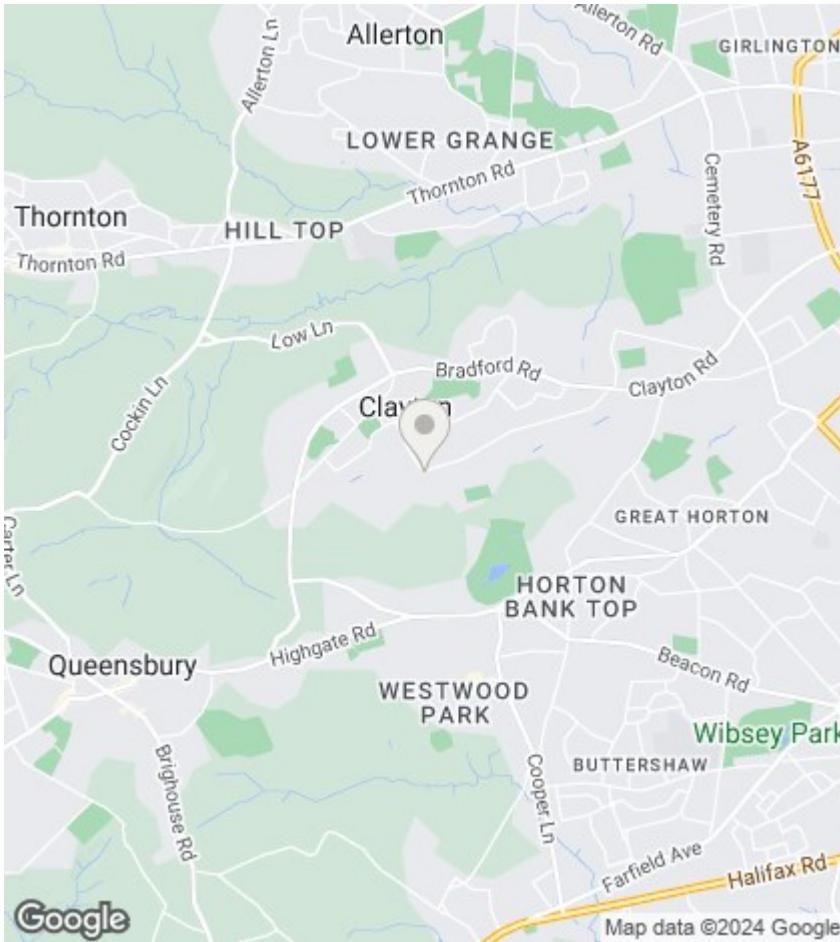
To the rear, a fully enclosed and beautifully maintained garden, mainly laid to lawn with patio seating areas, flowerbed and fences borders.

### Agents Notes

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:

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>		72	81
(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	

