



## 8 Uplands Crescent, Clayton Heights, Bradford, BD13 1EP

£245,000

- EXTENDED THREE BEDROOM SEMI DETACHED
- STUNNING LANDSCAPED REAR GARDEN
- LARGE CONSERVATORY
- BOARDED LOFT SPACE
- POPULAR LOCATION
- GREAT ENTERTAINING SPACE
- GATED OFF-ROAD PARKING
- SEVERAL RECEPTION AREAS
- GAS CENTRAL HEATING & UPVC DG
- EARLY VIEWING IS ADVISED



# 8 Uplands Crescent, Bradford BD13 1EP

\*\* EXTENDED THREE BEDROOM SEMI DETACHED \*\* LARGE PLOT \*\* GROUND FLOOR EXTENSION & CONSERVATORY \*\* LANDSCAPED REAR GARDEN WITH STREAM WATER FEATURE \*\* GATED DRIVEWAY  
\*\* Bronte Estates are pleased to offer for sale this well presented property in the Clayton Heights area of Bradford. To the front is a good-sized gated driveway and to the rear is a fantastic enclosed garden with a running stream, a large paved patio, pergola and a good degree of privacy. Internally, the property has been extended to the rear and enjoys several reception areas, a conservatory, fitted kitchen and a separate utility room. To the first floor there are three bedrooms, a boarded loft and the bathroom. This is a lovely family home in quiet area, so call us now on 01274 884040 to arrange your viewing!



Council Tax Band: C



## **Porch**

A front entrance porch with the external door, window and a door to the hallway.

## **Hallway**

12'2 x 5'6

Upon entering the hallway, visitors can see right down the hall, through the kitchen, the extension, the conservatory and the garden beyond, giving a feeling of space and light. Stairs lead off to the first floor and there is access to the lounge and kitchen. Hardwood flooring with under-floor heating runs throughout the ground floor, except for the conservatory that has Limestone tiling. Central heating radiator.

## **Lounge**

15'1 x 10'3

Bay window to the front elevation, central heating radiator and a living flame gas fire with marble inlay and a black fire surround. Archway to:

## **Dining Room**

9'8 x 9'1

Open to the lounge and with a door through to the kitchen.

## **Kitchen**

9'9 x 6'6 plus extension

Fitted with a range of base and wall units, laminated working surfaces and splash-back wall tiling. Integrated electric oven, gas hob and extractor and a composite sink and drainer. A dishwasher is included in the sale.

## **Kitchen extension**

13'9 x 6'10

A large Velux window allows for plenty of natural light. There is a door to the side elevation and an opening to the conservatory, along with a range of fitted units and a central heating radiator.

## **Conservatory**

13'9 x 9'4

A white 'full glass' UPVC conservatory with a limestone tiled floor and French doors out to the rear garden.

## **Utility Room**

10'1 x 6'6

Window to the rear elevation, central heating boiler and a side entrance door. A washing machine and an under-counter freezer is included in the sale.

## **First Floor**

Landing area with a window to the side elevation and access to the loft space.

## **Bedroom One**

12'4 x 9'7

Window to the front elevation and a central heating radiator.

## **Bedroom Two**

10'1 x 9'9

Window to the rear elevation and a central heating radiator.

## **Bedroom Three**

9'6 x 5'9

Window to the front elevation and a central heating radiator.

## **Bathroom**

Corner multi-jet shower with seat and glass sliding doors, pedestal washbasin and WC. Fully tiled walls and mosaic tiled floor, chrome heated towel rail and a window to the rear elevation.

## **External**

To the front of the property is a gated driveway providing off-road parking, artificial grass, flowerbeds and mature shrubs & trees. A gate to the side leads to the rear garden that has been professionally landscaped and includes a paved patio, ornamental water feature with a running stream and pond, outdoor lighting, artificial grass and a further seating area with a pergola.

## **Garage**

Single attached garage.

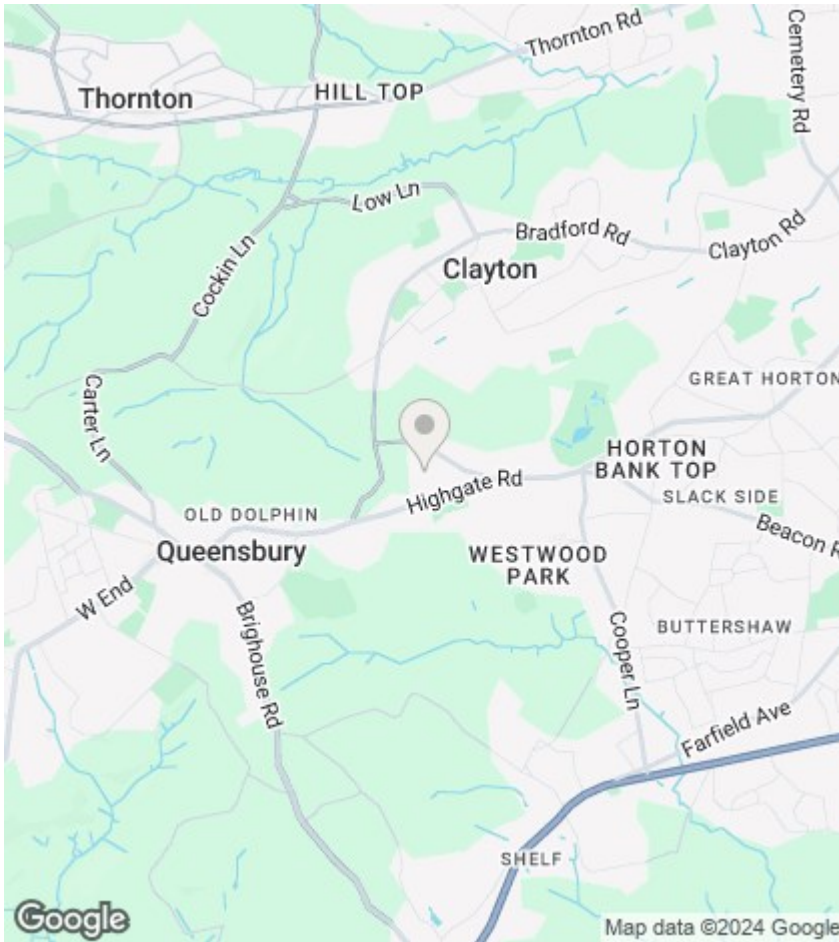












## Directions

From Highgate Road, turn on to Uplands Avenue and take the second left on to Uplands Crescent. Number 8 can be found on your right.

## Viewings

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

## EPC Rating:

E

