



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

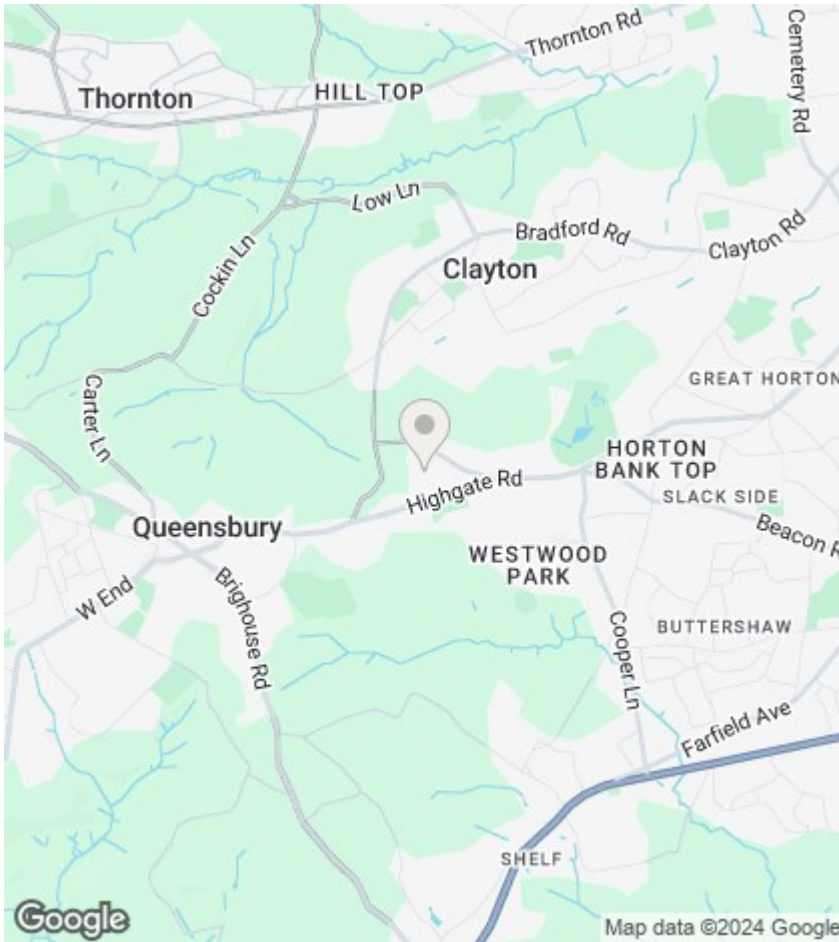
To the front of the property is a gated driveway providing off-road parking, artificial grass, flowerbeds and mature shrubs & trees. A gate to the side leads to the rear garden that has been professionally landscaped and includes a paved patio, ornamental water feature with a running stream and pond,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

Garage

Single attached garage.







Directions

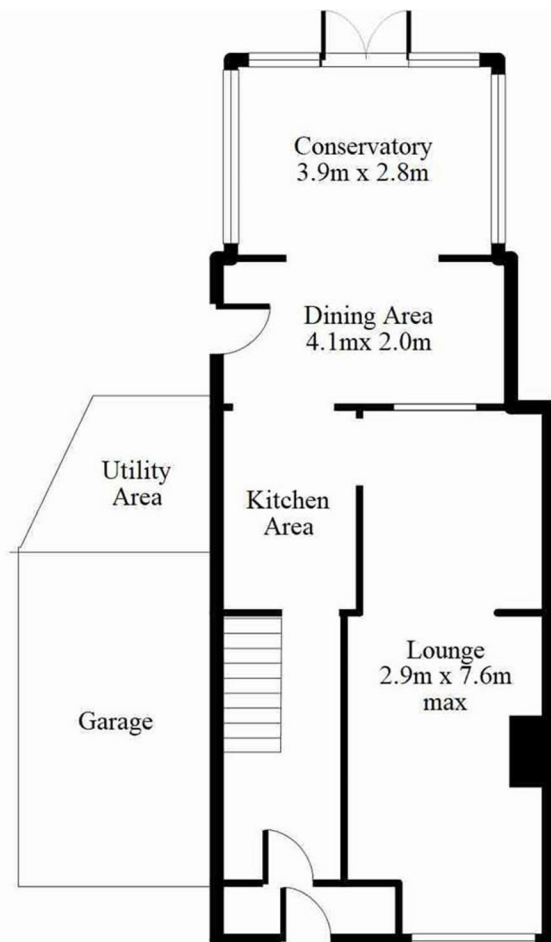
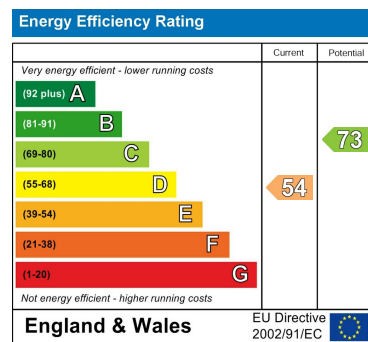
From Highgate Road, turn on to Uplands Avenue and take the second left on to Uplands Crescent. Number 8 can be found on your right.

Viewings

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

EPC Rating:

E



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. GFPMS 2024

