



## 11 School Street, Clayton, Bradford, BD14 6AL

£340,000

- GRADE II LISTED SCHOOL CONVERSION
- OFF-ROAD PARKING AND GARDEN
- SPACIOUS, WELL PRESENTED ACCOMMODATION
- SUPERB FAMILY ENTERTAINING SPACE
- GAS CENTRAL HEATING & DOUBLE GLAZING
- LARGE FOUR BEDROOM BEDROOM PROPERTY
- PACKED WITH CHARACTER FEATURES
- LOFT SPACE OFFERING FURTHER POTENTIAL
- EXPOSED BEAMS & MULLION WINDOWS THROUGHOUT
- ALARM SYSTEM AND CCTV



# 11 School Street, Bradford BD14 6AL

**\*\* STUNNING SCHOOL HOUSE CONVERSION \*\* CHARACTER FEATURES THROUGHOUT \*\* FOUR DOUBLE BEDROOMS \*\* GREAT ENTERTAINING SPACE \*\* A GOOD DEGREE OF PRIVACY \*\*** Bronte Estates are delighted to bring this quite remarkable property to the market in the heart of Clayton Village. Offering spacious rooms of grand proportions and superb character features throughout. The property has been very well maintained by the current owners and is tastefully presented. To the ground floor is an entrance area leading to a large inner hallway, ground floor WC. a 20' living room with bi-fold doors opening to a 27' dining kitchen. To the first floor is a spacious landing with study area, four double bedrooms, master with en-suite and a show stopping family bathroom! To the second floor is a large loft area, accessed via a fixed staircase and offers potential for storage, a home office or occasional bedroom. Externally the property enjoys a gated, block-paved driveway with parking for two cars, leading to a well planned patio seating area with flowerbeds and a pathway to the front door. This impressive family home is tucked away in a very private position and will be of interest to a variety of purchasers. Please register your interest with us ASAP.



Council Tax Band: D



## Hallway

7'7 x 6'2

A recently fitted solid-wood front door with a side window leads into the hallway. Tiled floor, central heating radiator and access to WC and inner hall.

## WC

Tiled floor, push-button WC and an oval washbasin set on a washstand with storage below. Grey central heating radiator.

## Inner Hall

16'3 x 7'4

An impressive hall with stairs leading off to the first floor, tiled floor and a feature stained glass window. Under-stairs storage cupboard and a central heating radiator. Doors off to the dining kitchen and the lounge.

## Lounge

20'0 x 16'3

A fantastic living space with internal bi-fold doors leading to the dining kitchen, an Oak floor and large mullion windows with exposed stone. There is a living flame gas fire set in a cast iron surround and a central heating radiator.

## Kitchen-Diner

27'8 x 13'8

Another large room with designated kitchen and dining space. The dining area has an oak floor that flows through from the lounge. The kitchen has a very good range of fitted base and wall cabinets with laminated working surfaces and matching upstands. A large breakfast bar provides a more informal eating space, with additional storage below. There is a ceramic one and a half bowl sink and drainer with mixer tap, plus plumbing for a dishwasher and washing machine. The owners have recently purchased a large double range oven with five ring gas hob and three ovens - this may be available via separate negotiation. Central heating radiator, tiled floor and ceiling spotlighting.

## First Floor Landing

19'0 x 6'1

An impressive 'L' shape landing space with a roof window and a study/office area. There is a central heating boiler cupboard, two central

heating radiators and doors off to all first floor rooms. There are exposed beams and roof trusses throughout the first floor and all rooms benefit from high ceilings.

## Bedroom One

15'8 max x 12'2

Arched windows to the front elevation, central heating radiator and a door to an en-suite shower room.

## En-Suite

A fully tiled shower room comprising of a corner shower cubicle with rainfall shower, push-button WC, washbasin and an LED wall mirror. Grey radiator, ceiling spotlights and an extractor.

## Bedroom Two

11'4 x 10'9

Arched windows to the rear elevation, plus a roof window. Central heating radiator.

## Bedroom Three

12'2 x 8'7

Arched windows to the front elevation and a walk-in wardrobe with sliding doors and a good amount of storage space. Central heating radiator.

## Bedroom Four

11'6 x 9'1

Another double bedroom, again with arched windows, roof window and a central heating radiator.

## Family Bathroom

11'6 x 7'0

A very special bathroom! Comprising of a large walk-in shower enclosed with glass partition, floor drain and a rainfall shower. The centre-piece of the room is a free-standing oval bathtub with floor mounted taps, behind this are arched windows and roof window above. There is a floating washbasin with storage below and LED down-lighting, plus a push-button WC. Grey heated towel rail and a tiled floor.

## Loft Room

Accessed via a permanent staircase from the landing and offering further potential. Currently used for storage but could work equally as well for home-working or perhaps an 'occasional' bedroom. Velux roof window.



## External

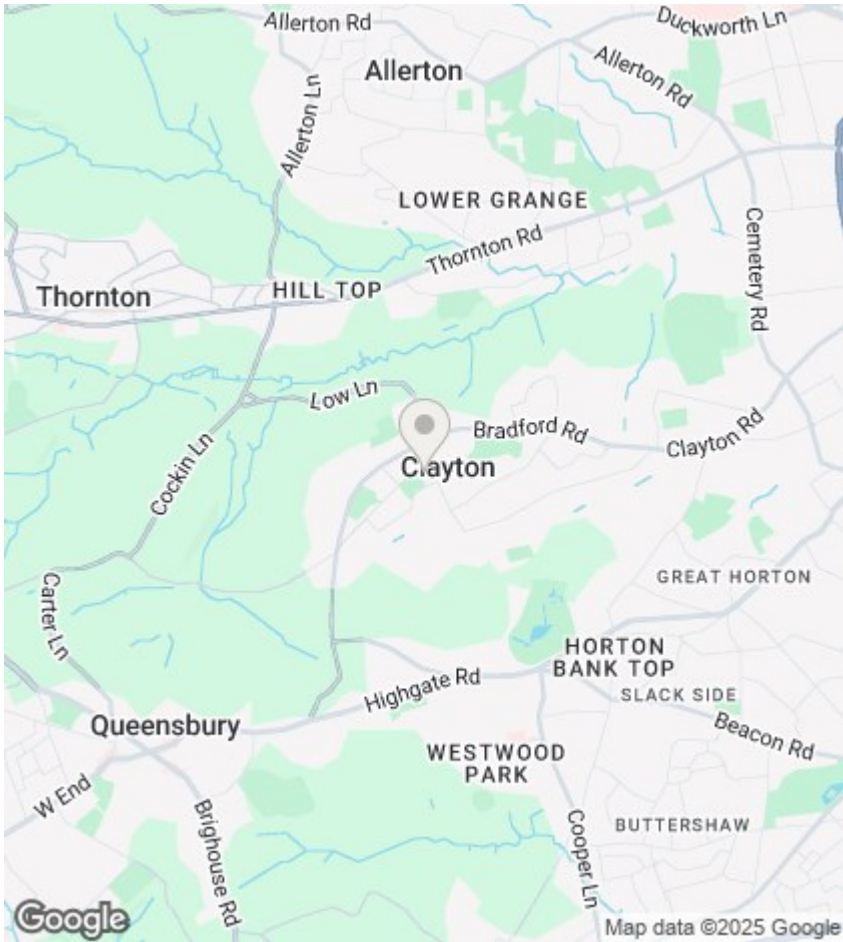
A block paved and gated driveway with parking for two cars gives access to the property. A gate from the driveway leads to a delightful cottage style garden with raised flower beds, low maintenance gravel area and a paved patio seating area, with a low wall that doubles up as extra seating. A further pathway leads to the entrance.











## Directions

## Viewings

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

EPC Rating:  
D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		79
(69-80) C	64	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

