



21 Herbert Street, Clayton, Bradford, BD14 6LD

Asking Price £250,000

- THREE BEDROOM SEMI DETACHED
- PRIVATE LOCATION
- DRIVEWAY & GARAGE
- GAS CH & UPVC DG
- POPULAR LOCATION
- WELL PRESENTED
- OPEN OUTLOOK TO THE REAR
- GARDENS TO THREE SIDES
- DECKED PATIO WITH PERGOLA
- EARLY VIEWING ADVISED

21 Herbert Street, Bradford BD14 6LD

**** IMPRESSIVE THREE BEDROOM SEMI DETACHED ** TUCKED AWAY LOCATION ** VIEWS OVER OPEN FIELDS ** WELL PRESENTED THROUGHOUT ** GARAGE, DRIVE & GARDENS ****
This semi detached property in Clayton offers a good degree of privacy and is situated at the head of a cul-de-sac. Well maintained by the current owners having had a full bathroom refurb last year and solid wood parquet flooring to the ground floor. There are delightful open views to the rear and gardens to three sides along with off road parking and a garage with a new electric door. A lovely family home. Arrange your viewing now!



Council Tax Band: C



Entrance Hall

A side UPVC door leads into the hallway with stairs off to the first floor and doors to the lounge and kitchen.

Lounge

14'9 x 11'7

Bay window to the front elevation with integrated blind and a further window to the side elevation, herringbone parquet flooring, gas fire in a marble surround and a central heating radiator.

Dining Kitchen

14'10 x 8'9

Designated dining space and a fitted kitchen comprising of wall and base cabinets, laminated working surfaces and splash-back wall tiling. Integrated electric oven, gas hob and chimney style extractor, plumbing for a washing machine and a stainless steel sink and drainer. Useful under-stairs storage area, window to the front elevation and sliding patio doors leading out to a raised deck patio area. Two central heating radiators.

First Floor

Landing area with access to the loft space and doors leading off to all bedrooms and bathroom.

Bedroom One

15'0 x 9'0

Two windows to the front elevation with integrated blinds and a central heating radiator.

Bedroom Two

9'0 x 7'1

Window to the rear elevation with integrated blind and a central heating radiator.

Bedroom Three

9'0 x 7'1

Window to the rear elevation with integrated blind and a central heating radiator.

Bathroom

A modern recently refurbished shower room with black fittings and accessories, comprising of a walk-in shower enclosure with glass door and a rainfall shower, washbasin set in a vanity unit with storage below and a low flush WC. Airing cupboard, window to the side elevation and a heated towel rail.

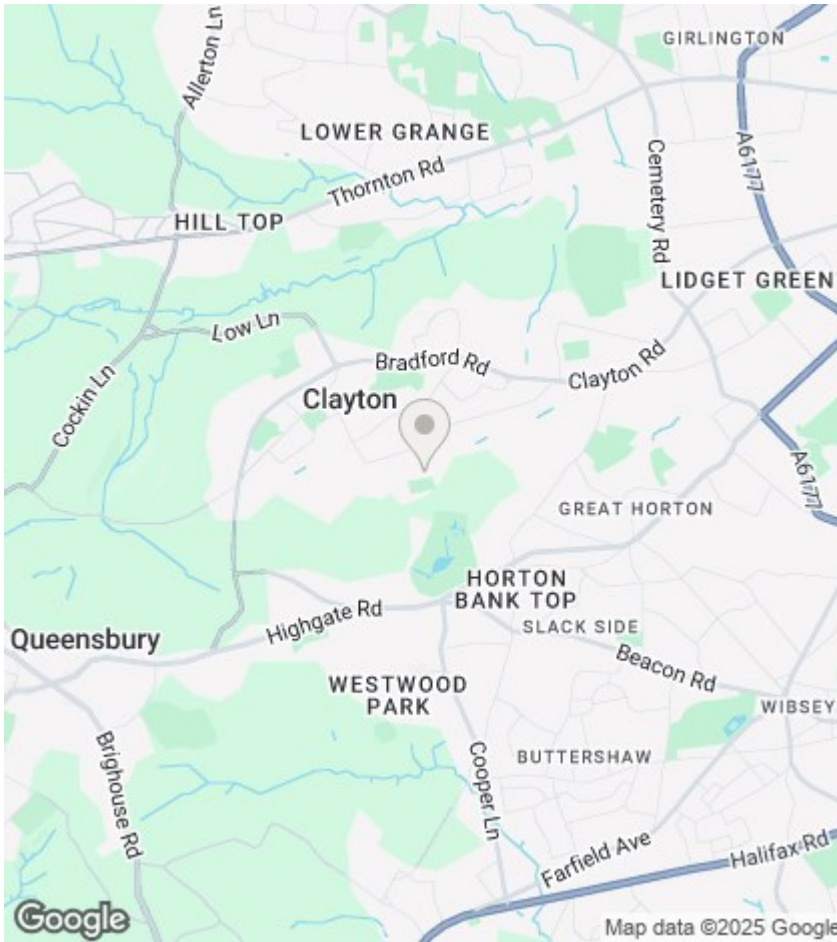
External

To the front of the property is off-road parking and access to the garage. The Garage has had a new high security electric door recently installed. To the side of the garage is a lockable gate that leads to the house. The front consists of a bin store area, lawn, raised decked seating area with pergola and a further garden space to the side of the house. To the rear is a larger garden, mainly laid to lawn, with a gravel flowerbed and a stone wall & fence boundary, offering a good degree of privacy. Beyond the garden wall is a playing field with a pleasant open aspect.

EPC and Floorplan to follow.







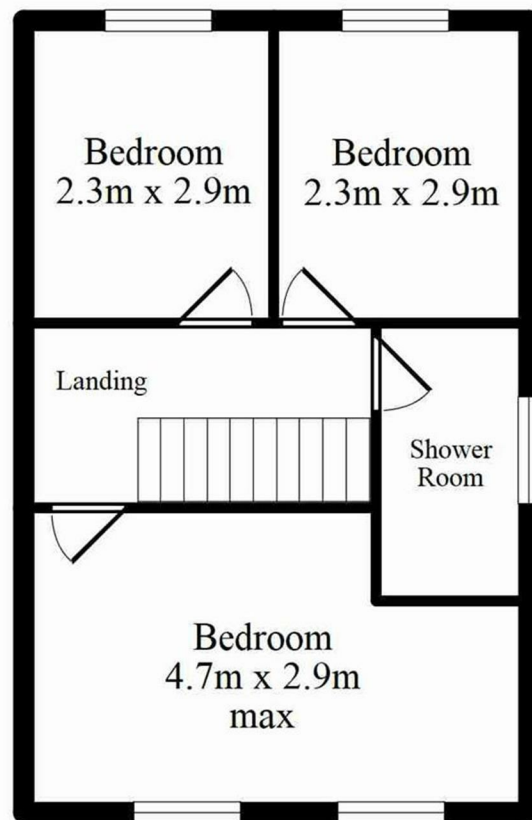
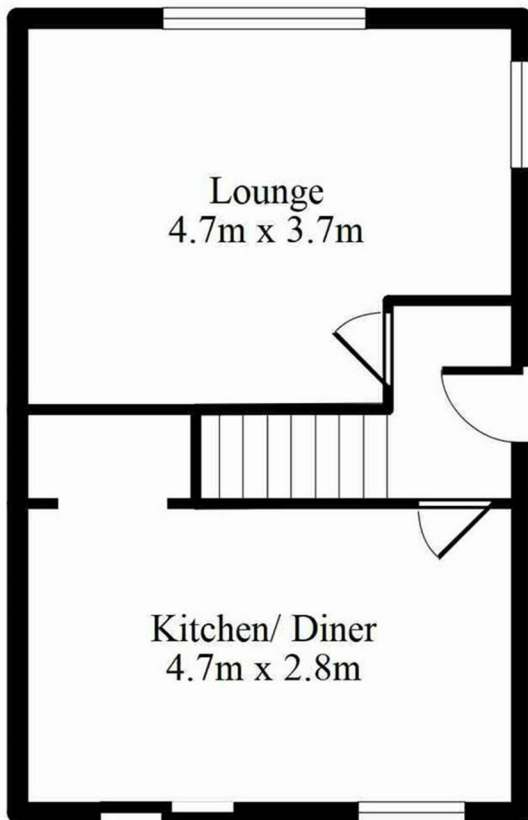
Directions

Viewings

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

EPC Rating:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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



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 2025