



Little Brook, 1 Benn Gardens, Clayton, Bradford, BD14 6HX

Offers Over £395,000

- FOUR / FIVE BEDROOM DETACHED FAMILY HOME
- SET ON A LARGE PLOT
- QUALITY FIXTURES AND FITTINGS
- DESIRABLE LOCATION
- FLEXIBLE LIVING ACROSS THREE FLOORS
- DECEPTIVELY SPACIOUS
- SOLD WITH NO CHAIN
- SUPERB REAR GARDEN
- PRESENTED TO A HIGH STANDARD
- EARLY VIEWING ADVISED

Little Brook, 1 Benn Gardens, Bradford BD14 6HX

**** SPACIOUS FOUR / FIVE BEDROOM EXECUTIVE DETACHED ** SET ON A LARGE PLOT ** QUALITY FIXTURES & FITTINGS ** FLEXIBLE LAYOUT **** This superb detached property is located just off Oakleigh Road in Clayton and has impressive accommodation set across three floors, making it ideal for multi-generational living. The property benefits from a quality kitchen and living space with a large island and granite work surfaces. A Juliet balcony overlooks the fantastic rear garden, quality oak and porcelain flooring, multiple bathrooms and several reception rooms. The property boasts garden spaces to the front, side and rear, offering ample space to enjoy the outdoors this summer. The rear garden offers a good degree of privacy and is a safe, enclosed place for children to play or to entertain. Take a look at the floor plan to see the flexible space on offer.



Council Tax Band: F



GROUND FLOOR

HALLWAY

The front door leads into a spacious hall with solid oak floor, oak and glass balustrade, stairs lead off to first floor and lower ground floor. Vertical central heating radiator and a window to the rear.

DINING KITCHEN & LIVING SPACE

22'0" x 13'5"

Fitted with a range of base and wall units with granite work surfaces over and a large island with breakfast bar and a five ring gas hob and remote control extractor above. Two Bosch electric ovens, boiler cupboard, stone tiled floor, French doors leading to Juliet balcony.

DINING ROOM

10'0" x 9'3"

Currently used as an office space, window to the rear, oak flooring and a central heating radiator.

UTILITY ROOM

9'6" x 6'9"

Fitted base units with granite work surface, window to the front, central heating radiator, oak flooring, plumbing for a washing machine and dishwasher, plus a door to a W/C.

W/C

W/C, pedestal washbasin, oak flooring and a heating towel rail.

FIRST FLOOR

BEDROOM ONE

16'2" x 12'0"

Window to the front, central heating radiator, access to the loft space and an open plan wardrobe area.

BATHROOM

Fully tiled walls, an impressive free standing bath with telephone style shower tap, W/C, heated towel rail, window to the front and a black granite tiled floor.

BEDROOM TWO

12'5" x 8'2"

Window to the front and a central heating radiator.

EN SUITE

Porcelain tiled floor, freestanding roll top bath, WC and a bowl style wash basin set on a storage unit with a granite top. Heated towel rail.

BEDROOM THREE

9'3 x 7'6

Window to the front and a central heating radiator.

LOWER GROUND FLOOR

Hallway with a Porcelain tiled floor, door leading out to the rear garden and a central heating radiator.

LOUNGE

21'5" x 12'5"

Porcelain tiled floor, two central heating radiators and French doors leading out to the rear.

SITTING ROOM / OCCASIONAL BEDROOM

18'11" x 8'0"

Porcelain tiled floor, central heating radiator and French doors leading out to the rear.

SHOWER ROOM

Porcelain tiled floor, shower cubicle with glass door, pedestal wash basin, W/C, central heating towel rail.

BEDROOM

16'0" x 9'6"

Window to the rear and a central heating radiator.

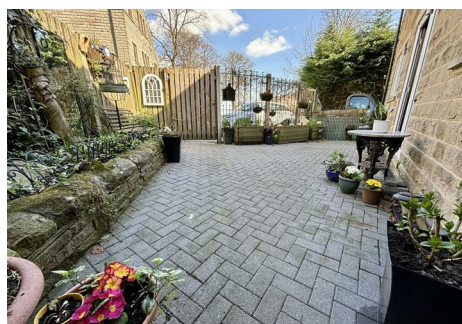
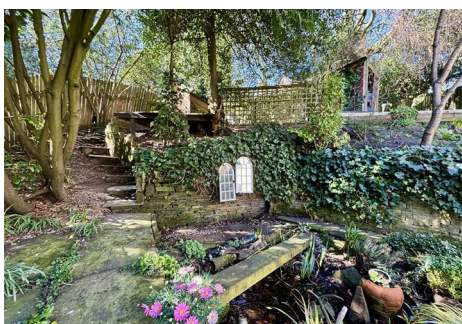
STORE ROOM

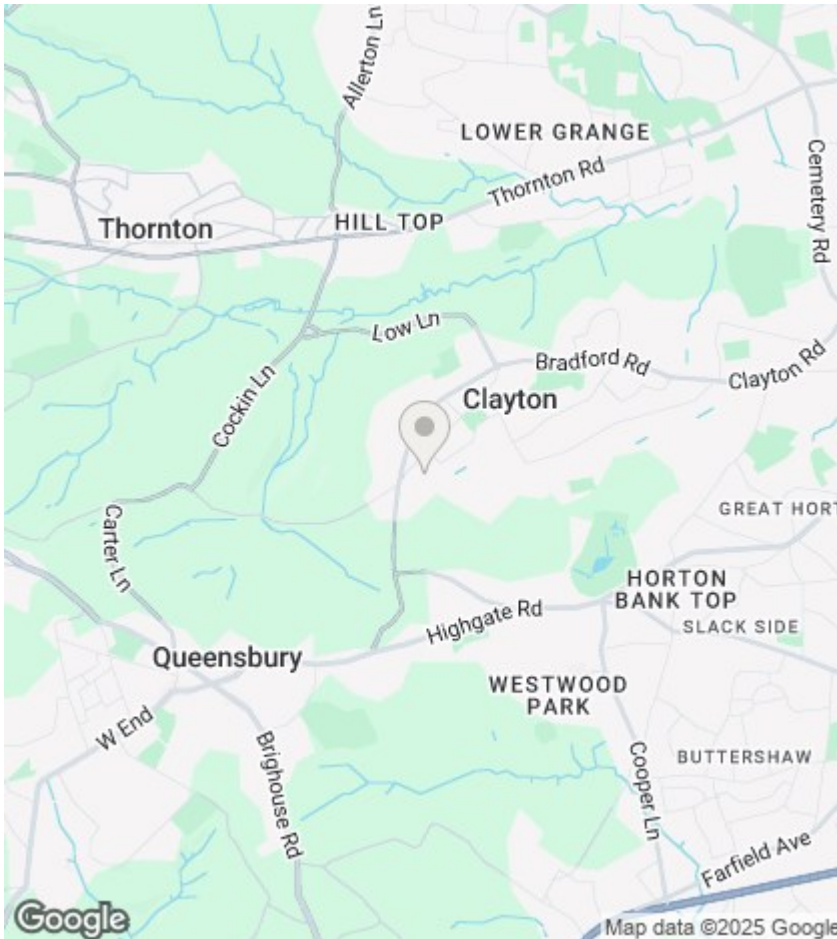
Providing additional storage.

EXTERNAL

Gated driveway and a garage to the front along with an enclosed block paved patio seating area with a raised flower bed, outside tap and external lighting. To the side is a raised gravel area, wood store, garden shed and decked patio. Steps from here lead down to the rear garden. To the rear is a delightful private garden consisting of a large paved patio, artificial grass, garden pond, raised flowerbeds and a variety of trees, mature shrubs and plants.







Directions

Viewings

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

EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	82
(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

