



## 21 Rambling Walk, Clayton, Bradford, BD14 6FD

£375,000

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Discovered in Ramblin Walk, a sought-after residential community within walking distance of local schools, shops and other amenities.



Council Tax Band: E



#### Entrance.

Holten floor tiles throughout the hallway and kitchen. Ample space for shoes/ coats in the storage cupboard next to the front door.

#### Lounge.

Family lounge comprising multiple sofa suites, large pouffe, media unit and free-standing furniture. A large UPVC window is situated towards the front of the property looking over magnificent views which invite plenty of natural light.

#### Kitchen/ Dining Room.

A spacious open-plan kitchen/ diner. Fully fitted kitchen with a range of floor and wall-mounted storage cupboards. Plenty of worktop space leading to an integrated gas ring stove, overhead extractor unit, integrated fridge freezer, dishwasher and oven. Accommodate a large dining table with a range of seating options. Access to the rear garden through double French doors.

#### Utility Room.

A fully functional utility room that has access to a washing machine. The utility room is also comprised of worktop space and overhead storage units.

#### W/C.

Generous space with Toilet and sink basin.

#### First-floor landing.

The landing is carpeted and leads to four bedrooms, a double storage cupboard and a family bathroom.

#### Bedroom One.

A carpeted double bedroom that can accommodate a large double bed and hosts fitted wardrobes. Room for bedside tables and media unit.

#### Bedroom Two.

A carpeted king-sized bedroom that can accommodate a king-sized bed and already includes ample amounts of integrated storage. Room for bedside tables and media

unit.

#### Family Bathroom.

The house bathroom hosts a fitted bath with an overhead shower, wash hand basin, and low-level flush W.C.

#### Bedroom Three. - Master

The ideal master bedroom, a carpeted Super King-sized bedroom. With ample space for free-standing furniture. Followed is the en suite which holds a shower, toilet and sink basin. UPVC windows looking out into the fields.

#### Bedroom Four

A spacious carpeted double bedroom that has plenty of room for freestanding furniture, bedside tables and a dressing area. UPVC windows looking out into the fields.

#### Garden.

The property benefits from the three-tier landscaped rear garden. Room for outdoor furniture, shed and play area. Access to the front of the property via a side gate.

#### Parking.

A double drive leads up to an integral garage.

#### Agent Notes.

The information provided on this property does not constitute or form part of an offer or contract, nor maybe it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.





