



22 Westminster Avenue, Clayton, Bradford, BD14 6SQ

Offers Over £235,000

- Stone-built end townhouse
- Master suite with en-suite
- Upgraded throughout
- Two further bedrooms
- Spacious kitchen diner
- Private parking for two vehicles

22 Westminster Avenue, Bradford BD14 6SQ

IMMACULATE 3-BEDROOM END TOWNHOUSE, CLAYTON

Bought off-plan four years ago, this stunning stone-built end townhouse occupies a prime position on a select modern development in Clayton. The property has been finished to a high standard with upgrades throughout and offers immaculate, move-in-ready accommodation with contemporary neutral décor. The development backs onto open green space, creating a peaceful setting with a strong community feel, yet remains within easy reach of local amenities, schools, and transport links.



Council Tax Band: C



GROUND FLOOR

Welcoming entrance hall with access to all principal rooms.

Convenient downstairs WC.

Spacious lounge with front-facing window, filled with natural light.

Generous kitchen diner, filled with light and fitted with modern gloss units, integrated fridge/freezer, dishwasher, washing machine, and further storage. Ceramic hob, electric oven, and stainless steel sink with window overlooking the rear garden. Ample space for a dining table and chairs.

French doors open onto the landscaped rear garden, with paved patio, lawn, and secure fencing — ideal for families or pets and outdoor entertaining and relaxing.

Handy under-stairs storage cupboard for household items.

FIRST FLOOR

Master bedroom with immaculate en-suite shower room and window to the front.

Bedroom 2, a comfortable double, with window to the rear enjoying pleasant views due to the property's position.

Bedroom 3, a flexible single room currently used as a nail salon but equally suitable as a nursery or home office.

Family bathroom with bath and thermostatic shower, tiled walls and flooring, and window to the rear.

Landing with convenient built-in storage cupboard.

ADDITIONAL FEATURES

Partially boarded loft providing useful storage.

High-quality fixtures and fittings throughout, including tiled finishes to bathroom and kitchen.

Neutral décor and immaculate presentation in every room.

OUTSIDE

Attractive rear garden with patio, lawn, fencing for privacy, and paved side access to bin storage.

Extra side garden area laid to grass.

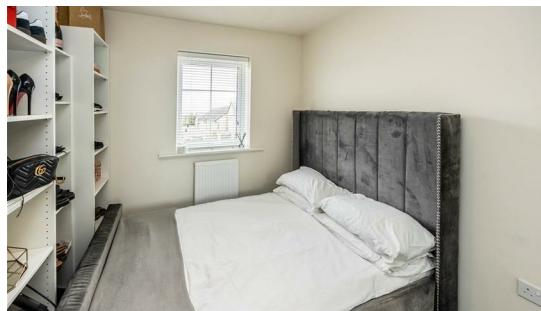
Two private parking spaces on the driveway to the front.

SUMMARY

This is a rare opportunity to acquire a beautifully maintained, ready-to-move-into home in a desirable location with excellent amenities and green surroundings on the doorstep.

Agents Notes & Disclaimer

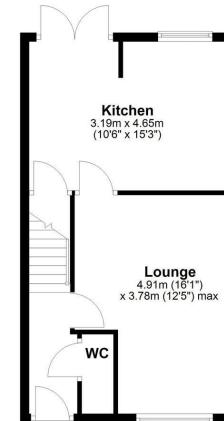
The information provided on this property does not constitute or form part of an offer or contract, nor may it be regarded as representation. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, 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.



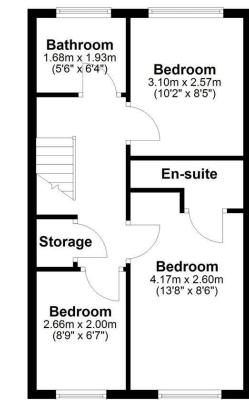




Ground Floor
Approx. 39.2 sq. metres (422.0 sq. feet)



First Floor
Approx. 39.3 sq. metres (423.3 sq. feet)



Total area: approx. 78.5 sq. metres (845.3 sq. feet)

