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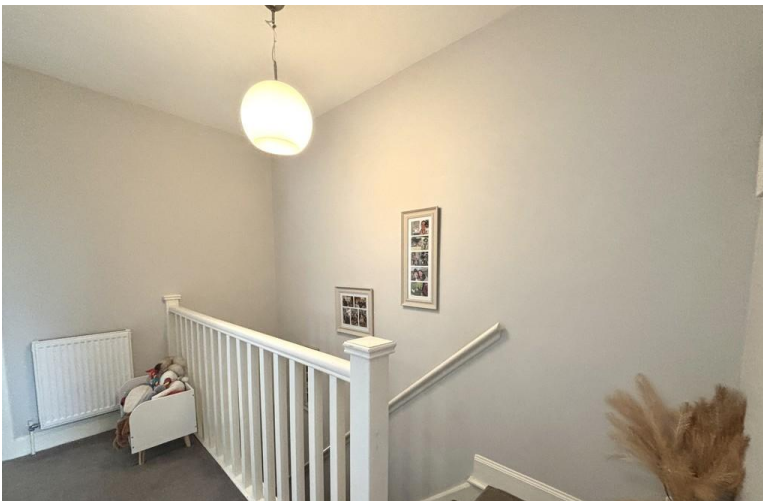
12 Alexander Square

- FOUR BEDROOM MID TERRACE
- MODERNISED TO A HIGH STANDARD
- CLOSE TO CLAYTON VILLAGE
- POPULAR LOCATION

Asking Price Of £250,000

EPC Rating '64'





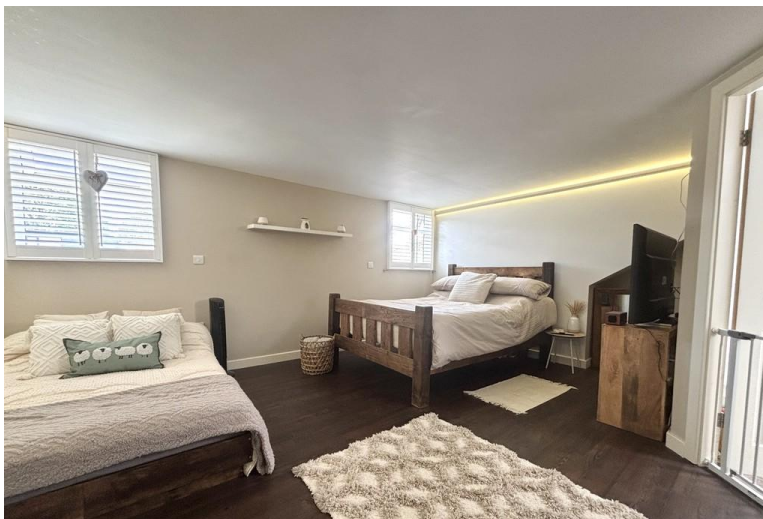
Property Description

DESCRIPTION

This impressive four-bedroom mid-terrace house is arranged over three floors and offers a spacious, modernised interior and brand new boiler that was fitted in May, ideal for family living. Thoughtfully updated and well looked after, the property blends contemporary style with comfort and practicality throughout. This is a spacious, move-in-ready family home, offering flexible living over three floors, modern finishes throughout, and valuable outdoor space-making it a standout option for growing families seeking both comfort and practicality.

KITCHEN/DINER

19' 03" x 13' 05" (5.87m x 4.09m) The kitchen is a true highlight of the home-beautifully designed and fully modernised, offering both style and functionality in equal measure. Bathed in natural light from two front-facing windows, the space feels open and inviting, with a bright, contemporary atmosphere that makes it the heart of the home. Entry to the kitchen is available directly via the front door, creating a practical and welcoming entrance. At



the centre of the room sits a freestanding island, providing additional prep space, storage, and a casual seating area-perfect for breakfast or socialising while cooking. The kitchen flows seamlessly into a dining area, ideal for family meals or entertaining guests. The finishes are tasteful and high quality, with stylish worktops, contemporary lighting, and plenty of storage.

LIVING ROOM

13' 10" x 15' 11" (4.22m x 4.85m) The living room is a beautifully presented space with modern décor, offering a warm and welcoming atmosphere. Decorated in neutral tones with tasteful finishes, this room benefits from a fully working/serviced log burner and it feels both stylish and comfortable-perfect for relaxing or entertaining. Generously sized and light and airy, the room benefits from an abundance of natural light, thanks to large French doors at the rear. These doors not only flood the space with sunlight but also provide seamless access to the rear garden, creating an ideal indoor-outdoor flow, especially in warmer months. The layout is practical and versatile, with ample room for a variety of furnishings while still feeling open and uncluttered. Whether used for family time, hosting guests, or quiet evenings in, this living room offers a modern, functional retreat at the heart of the home.

UTILITY ROOM

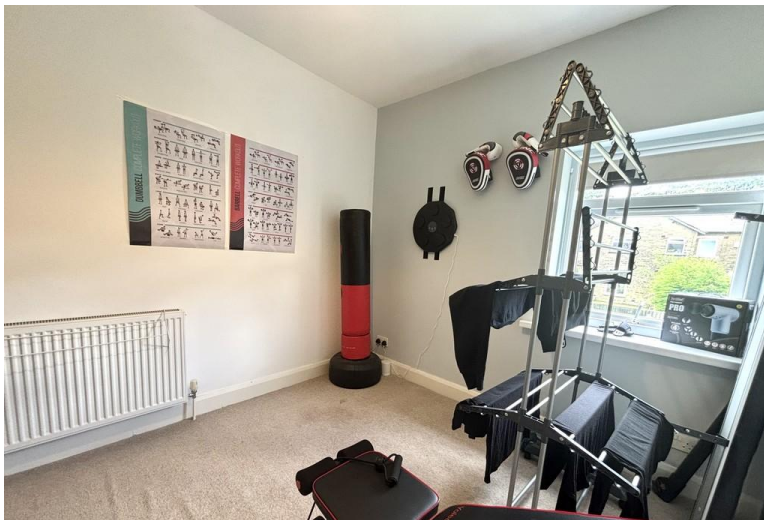
6' 08" x 5' 11" (2.03m x 1.8m) To the side, a separate utility area offers additional workspace and houses laundry appliances, helping to keep the main kitchen area clutter-free and efficient.

MASTER BEDROOM

18' 05" x 13' 08" (5.61m x 4.17m) The master bedroom, located on the second floor, is a generously sized and stylishly finished space, offering a private and tranquil retreat within the home. Designed with comfort and elegance in mind, it features modern décor throughout, with clean lines and a calming neutral palette. Two rear-facing windows allow for plenty of natural light while offering peaceful views over the garden, creating a bright yet relaxing atmosphere. The room is further enhanced by wooden flooring, which adds warmth and a touch of contemporary character. A added feature is the ensuite bathroom which is in need of renovation but plumbing has been fitted.

ENSUITE

9' 11" x 7' 09" (3.02m x 2.36m) The ensuite to the master bedroom is currently in need of renovation, offering a fantastic opportunity to create a bespoke, modern bathroom tailored to your taste. The plumbing has already been installed, laying the groundwork for an easy conversion and significantly reducing the work required to bring the space to life.



A Velux window above provides natural light and ventilation, making the room feel brighter and more open-ideal for a stylish, well-lit ensuite.

BEDROOM TWO

14' 00" x 8' 11" (4.27m x 2.72m) The second bedroom is a bright and well-presented space, finished with modern décor that enhances its clean and contemporary feel. A rear-facing window allows natural light to fill the room, creating a light and airy atmosphere throughout the day. The room benefits from fitted wardrobes, offering ample built-in storage without compromising floor space-ideal for keeping the area tidy and functional. With its neutral tones, good proportions, and stylish finish, this bedroom is perfectly suited as a guest room, child's bedroom, or even a home office.

BEDROOM THREE

9' 03" x 13' 06" (2.82m x 4.11m) This is a good-sized room with ample space for furniture, making it highly versatile and suitable for various uses-whether as a bedroom, home office, or hobby room. A front-facing window lets in plenty of natural light, enhancing the room's bright and open feel. Its generous proportions allow for a comfortable layout with room for a bed, wardrobe, desk, or other furnishings without feeling cramped. Well-presented and ready for personalisation, it offers a practical and inviting space within the home.



BEDROOM FOUR

9' 00" x 10' 00" (2.74m x 3.05m) The fourth bedroom is a good size and is currently being used as a home gym, highlighting its versatility and ample floor space. A rear-facing window brings in natural light, creating a pleasant environment for workouts or other activities. The room features neutral décor, making it easy to adapt to a variety of uses-whether as a bedroom, office, or continued fitness space. Well-maintained and flexible, it adds valuable extra living space to this already generous family home.



BATHROOM

7' 07" x 9' 09" (2.31m x 2.97m) The property features a modern four-piece bathroom, stylishly designed and finished to a high standard. It includes a full-size bath with a shower head attachment, perfect for relaxing soaks, as well as a separate shower enclosure for everyday convenience. A sleek WC and a hand wash basin set within a built-in vanity unit offer both functionality and storage, keeping the space clean and clutter-free. The heated towel rail adds a touch of luxury while ensuring warm towels year-round. The walls are partially tiled, combining practicality with a contemporary look, and the overall finish is clean, bright, and modern-making this bathroom a comfortable and well-appointed space for family use.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
	64	81

HALLWAY
11' 00" x 8' 11" (3.35m x 2.72m) The first-floor hallway serves as a central point of access to all rooms on this level, providing a spacious and well-organised layout. From here, doors lead to the bedrooms and family bathroom, ensuring smooth flow throughout the floor. A staircase to the second floor is also accessible from the hallway, making movement between levels convenient and seamless. Well-lit and neutrally decorated, the hallway complements the home's modern style while offering practicality and ease of navigation.

EXTERIOR
The exterior to the front of the property provides parking space for two cars, offering convenient off-street parking with easy access to the entrance. This practical feature adds great value, especially in a mid-terrace setting. At the rear, the garden is partly lawned and well maintained, creating a fresh, green space ideal for relaxing or play. Adjacent to this is a paved area, perfect for outdoor seating, dining, or entertaining in a cosy, low-maintenance setting. The garden is partially fenced, offering a sense of privacy and security while maintaining an open and welcoming atmosphere. Together, these outdoor spaces provide a versatile and attractive setting that complements the home's comfortable family lifestyle.

PURCHASE DETAILS:
Please note that the services & appliances have not been tested & the property is sold on that basis.
Once you are interested in purchasing this property, ideally call in person or telephone this office to discuss your offer, we would suggest that this is done before contacting a bank, building society or solicitor as any delay could result in the property being sold to someone else and any survey and legal fees being unnecessarily incurred.

VALUATION: If you are thinking of selling your home, why not contact one of our offices now for a FREE VALUATION strictly without any obligation. Contact us on Bradford (01274) 880019.

MORTGAGES: A full range of mortgage facilities are available subject to status. Our Financial Consultant will be only too happy to discuss with you your individual requirements. Please contact us for FREE & CONFIDENTIAL ADVICE.