



[www.whitneys.co.uk](http://www.whitneys.co.uk)

**6 Cliveden Avenue**

- FOUR BEDROOM DETACHED HOUSE
- SOUTH FACING SPACIOUS GARDEN
- CONSERVATORY
- IDEAL FAMILY HOME

**Offers In Region Of £395,000**  
EPC Rating '70'







## Property Description

### DESCRIPTION

Situated in a quiet and sought-after cul-de-sac, this spacious and modern four-bedroom detached house offers the perfect blend of style, comfort, and functionality. Set on a generous corner plot, this impressive home boasts uninterrupted, breath-taking views, ideal for those seeking peace and privacy. Additional features include a double garage, ample driveway parking, excellent curb appeal and a beautifully landscaped south-facing garden.

### FRONT ENTRANCE

9' 11" x 16' 01" (3.02m x 4.9m) Upon entering, you're greeted by an inviting entrance hallway with wood flooring flowing seamlessly throughout the ground floor, enhancing the warm and contemporary feel of the home. The hallway provides direct access to all principal rooms and includes internal access to the double garage a practical feature rarely found. This beautifully designed home offers two convenient cloakrooms adding practicality for busy family life and entertaining guests.





#### DOWNSTAIRS WC

6' 01" x 4' 07" (1.85m x 1.4m) The downstairs WC is finished to a high standard with neutral décor, creating a clean and contemporary feel. It features a modern handwash basin with sleek fittings, a heated towel rail for added comfort, and a side-facing window that allows natural light to brighten the space. Perfectly positioned off the entrance hallway.

#### DINING/ OCCASIONAL ROOM

11' 10" x 11' 01" (3.61m x 3.38m) The property also benefits from a good-sized dining room, which can easily serve as an occasional room or second living area offering great flexibility for modern family life. A large front-facing bay window fills the space with natural light, creating a warm and welcoming atmosphere. Whether used for formal dining, a playroom, home office, or a cosy second lounge, this room adapts beautifully to your needs.



#### LIVING ROOM

12' 01" x 16' 11" (3.68m x 5.16m) The spacious main living room is a standout feature of the home, offering a comfortable and stylish setting for everyday relaxation or entertaining. Finished in neutral décor, the room is centred around a feature gas fireplace, adding warmth and character. Modern sliding doors open seamlessly into the conservatory, allowing natural light to flood the space and creating a smooth flow between indoor and outdoor living areas ideal for both summer gatherings and cosy winter evenings.



#### KITCHEN/BREAKFAST ROOM

12' 01" x 12' 01" (3.68m x 3.68m) The kitchen/breakfast room is both stylish and functional, designed to be the heart of the home. Enjoying stunning rear views, the space features a large rear-facing window that perfectly frames the outlook, along with an additional side window, ensuring the room is beautifully light throughout the day. Fitted with a comprehensive range of modern wall and base units, the kitchen offers ample storage and worktop space, complemented by integrated appliances for a sleek, streamlined finish. A breakfast bar provides the perfect spot for casual dining, morning coffee, or family gatherings. The kitchen also benefits from direct access to a separate utility room, keeping laundry and additional appliances neatly tucked away, enhancing the practicality of this well-designed space.



#### UTILITY ROOM

The utility room offers excellent practicality, featuring a fitted sink, plumbing for laundry appliances, and additional storage space. A side door provides direct access to the garden, making it ideal for busy family life, pet owners, or muddy boots after outdoor activities. Conveniently located just off the





kitchen, this space helps keep the main living areas clutter-free and organised.

#### CONSERVATORY

11' 11" x 8' 07" (3.63m x 2.62m) To the rear of the property is a good-sized conservatory, offering an additional versatile living space filled with natural light. With panoramic views to die for, this room provides the perfect spot to relax and enjoy the surrounding scenery all year round. French doors open directly onto the rear south-facing garden, creating a seamless connection between indoor and outdoor living ideal for summer entertaining or peaceful morning coffee.



#### STUDY

7' 08" x 6' 02" (2.34m x 1.88m) The property also includes a dedicated study/home office, ideal for remote working, running a business from home, or providing a quiet space for schoolwork and study. Well-proportioned and full of natural light, this flexible room offers a peaceful environment, away from the main living areas perfect for productivity and focus.

#### BEDROOM ONE

12' 05" x 9' 07" (3.78m x 2.92m) The master bedroom is a spacious and serene retreat, offering beautiful views that make for a stunning start to the day. Generously sized, the room features fitted wardrobes for ample storage and is finished in neutral décor, creating a calm and elegant atmosphere. The added luxury of a private en-suite bathroom enhances both comfort and convenience, making this a perfect space to unwind.



#### ENSUITE

6' 02" x 5' 05" (1.88m x 1.65m) The en-suite bathroom is finished in a modern, part-tiled design, combining style with functionality. It includes a shower enclosure, hand wash basin, and WC, all with contemporary fittings. A side-facing window allows for natural light and ventilation, making the space feel bright and fresh perfect for daily routines in comfort and privacy.



#### BEDROOM TWO

12' 06" x 9' 03" (3.81m x 2.82m) Bedroom Two is a generously sized double room, enjoying a rear-facing window that frames stunning views-a truly peaceful outlook. The room features fitted wardrobes, offering excellent storage, and is finished in modern, tasteful décor, making it a comfortable and stylish space for family members or guests alike.

#### BEDROOM THREE

9' 11" x 11' 02" (3.02m x 3.4m) Bedroom Three is a good-sized room with a front-facing window that allows for plenty of natural light. Finished in neutral





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		88
(69-80) <b>C</b>	70	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		

décor, it offers a versatile space ideal as a guest room, nursery or play room ready to be styled to suit individual needs.

#### BEDROOM FOUR

11' 10" x 6' 06" (3.61m x 1.98m) Bedroom Four is another well-proportioned room, featuring a front-facing window that brings in plenty of natural light. Decorated in a neutral colour scheme, it offers a calm and flexible space ideal for use as a bedroom, nursery, study, hobby room or walk in wardrobe.

#### HALLWAY

The hallway grants access to the first floor rooms and the fully boarded loft which has a drop down ladder, perfect for additional storage.

#### FAMILY BATHROOM

7' 08" x 6' 01" (2.34m x 1.85m) The family bathroom is thoughtfully designed with a side-facing window that fills the space with natural light. It features a heated towel rail, WC, hand wash basin, and a bath with overhead shower perfect for relaxing baths or quick showers. The room boasts full tiled walls in a neutral palette, complemented by a stylish wood-effect floor, creating a modern yet warm and inviting atmosphere.

#### EXTERIOR

The exterior of this impressive home offers both style and practicality. A double garage features full electrics, an electric door, water access, and a loft space providing ample storage and convenience. To the side of the house, a stunning full-length dry stone wall adds character and charm, leading gracefully towards the rear south-facing garden. The garden itself is thoughtfully designed with a combination of patio, lawn, and stoned areas, offering versatile outdoor spaces perfect for dining, relaxing, and enjoying the breath-taking views. There is also a beautiful garden summer house that is ideal for relaxation, work, or entertaining. Adding to the home's eco-friendly features is a solar panel roof, helping to reduce energy costs and carbon footprint while embracing modern sustainability.

**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.

11 Green End  
Clayton  
Bradford  
West Yorkshire  
BD14 6BA

www.whitneys.co.uk  
sales@whitneys.uk.com  
01274880019

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements