



81 Oakleigh Road, Clayton, Bradford, West Yorkshire, BD14 6NP
Offers In The Region Of £350,000

A stunning five double bedroom end terrace located in the heart of Clayton village. Early viewing is highly suggested to fully appreciate all this stunning family home has to offer. Comprising of large open entrance hallway, W.C, two large reception rooms, kitchen, three large cellars, three double bedrooms and a house bathroom to the first floor and a further two bedrooms to the second floor. Small yard to the front with a good size split 4 level garden to the rear, with rockery, patio and lawned area.

TO VIEW THIS STUNNING HOME CONTACT HAMILTON BOWER TODAY!!!

ENTRANCE

Entrance vestibule with a stunning tiled floor leading into a large open hallway with a grand staircase leading to the first floor.

W.C

W.C and wash basin.

SITTING ROOM

17'8" x 15'1" (5.393 x 4.6)



Spacious sitting room with a large window to the front aspect. Feature fire place. High ceilings.

LOUNGE

19'6" x 15'0" (5.964 x 4.582)



Stunning lounge with a large bay window to the rear aspect offering an abundance of natural light. Feature central cornice. High ceilings. Feature fire place.

KITCHEN

15'5" x 7'6" (4.7 x 2.3)



Feature kitchen with a range of fitted wall and base units with a contrasting work surface incorporating a stainless steel sink unit with a mixer tap. Four ring halogen hob and oven. Window and door to rear aspect.

CELLAR ONE

16'7" x 14'11" (5.063 x 4.559)

Ideal for conversion.

CELLAR TWO

15'1" x 14'11" (4.6 x 4.56)

Ideal for conversion.

CELLAR THREE

15'4" x 9'1" (4.69 x 2.78)

Ideal for conversion.

FIRST FLOOR

Landing.

BEDROOM ONE

16'7" x 15'0" (5.058 x 4.574)



Stunning master suite with lovely high ceilings, large window to the rear elevation and a feature fireplace.

BEDROOM TWO

15'1" x 14'9" (4.6 x 4.5)



Spacious and light double bedroom with a large window to the front elevation.

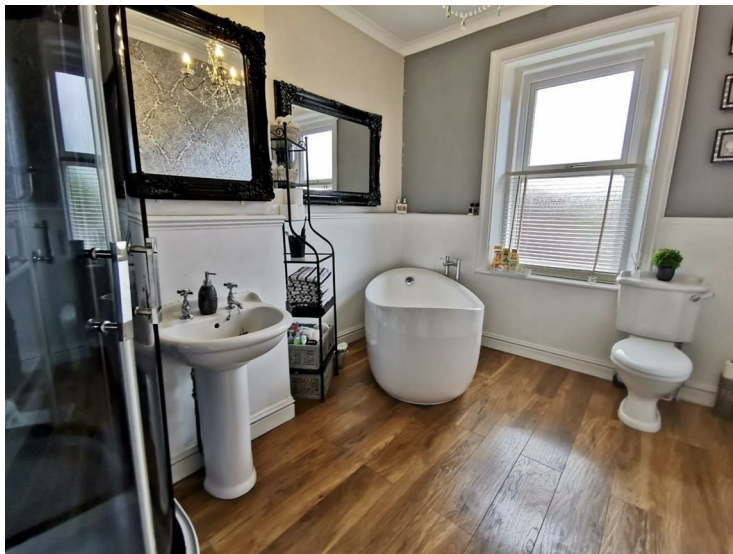
BEDROOM THREE

10'9" x 9'1" (3.282 x 2.773)



Good size double bedroom with a window to the front elevation.

BATHROOM



A bathroom with the WOW factor. A stunning four piece suite with a feature free standing bath, shower unit, W.C and wash basin.

SECOND FLOOR



Good size landing currently being used as an office area. Ample under eaves storage area.

BEDROOM FOUR

13'9" x 8'8" (4.213 x 2.662)



Good size double bedroom with a skylight and ample storage into the eaves.

BEDROOM FIVE

13'9" x 8'5" (4.2 x 2.585)




Ideal fifth bedroom with a gable end window offering natural light.

EXTERNAL



Small yard to the front with a good size split level garden to the rear with a patio, extending lawns and established trees and shrubs.

Energy Efficiency Rating		
	Current	Potential
Vary energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC 		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Vary environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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Not environmentally friendly - higher CO ₂ emissions		
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