



5A Whittle Crescent, Clayton, Bradford, BD14 6BE
Offers Over £300,000

THREE BEDROOMS | STUNNING DETACHED RESIDENCE | HIGH END FINISH | POPULAR LOCATION | NO CHAIN

HAMILTON BOWER are delighted to offer FOR SALE this most impressive three bedroom detached property in the popular village of Clayton. Built by the current owner to a very high specification, the home offers modern open plan living throughout. Early viewing is advised to fully appreciate all this property has to offer. Comprising of spacious entrance hallway, large lounge with bi-folding doors, open plan kitchen dining area with bi-folding doors, study, ground floor W.C, three first floor bedrooms, master with en-suite and a house bathroom. Ample off road parking to the front and a fantastic space to the rear with Indian stone patio areas leading to a good size artificially turfed lawn with a pleasant array of mature plants and shrubs.

EPC RATING - B

COUNCIL TAX BAND - D

GROUND FLOOR

ENTRANCE HALLWAY

Spacious entrance hallway with herringbone style tiled flooring with underfloor heating. Two double glazed windows and a useful under stairs storage cupboard.

LOUNGE

Fantastic living space with a flood of natural light from the bi-folding doors that open out onto the rear garden space. Tiled flooring and under floor heating.

DINING KITCHEN

WOW this room has to be seen to be fully appreciated. The hub of this ultra modern purpose built individual home. Modern fitted wall and base units with a contrasting work surface incorporating a sink unit. Integrated Bosch fridge, freezer, washer, dishwasher and wine cooler. Double oven and 4 ring halogen hob. Breakfast bar with seating. From the kitchen the area opens up into a dining/living space with an abundance of natural light from the rear aspect bi-folding doors. Tiled flooring and under floor heating.

STUDY

Window to front aspect. Herringbone style tiled flooring and under floor heating.

WC

Ground floor cloakroom with a low flush wc and hand wash basin on a vanity unit. Double glazed window and tiled flooring with under floor heating.

FIRST FLOOR

LANDING

Landing area with a roof lantern.

BEDROOM

With a range of fitted wardrobes. Large dormer window to the rear elevation.

EN-SUITE

Modern fitted suite with a double shower, W.C and wash basin. Heated towel rail.

BEDROOM

Spacious and light second bedroom. Dormer window to the front elevation with far reaching views and window to the side elevation. Built in mirror fronted wardrobes.

BEDROOM

Good size third bedroom with a window offering far reaching views. Built in storage.

BATHROOM

Four piece suite with bath, walk in double shower, W.C and wash basin. Frosted window to the rear elevation, heated towel rail and luxury vinyl flooring.

EXTERNAL

Off road parking is available to the front and side for several vehicles. To the rear there is a fantastic low maintenance enclosed garden with mature plants and shrubs and Indian stone patios leading to an artificially turfed area. Shed to the side with power and light.

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			
85			
England & Wales		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			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	