



**14 The Avenue, Clayton, Bradford, West Yorkshire, BD14 6RW**  
**Offers In The Region Of £365,000**

**\*\*SIMPLY STUNNING FAMILY HOME\*\*\*FOUR DOUBLE BEDROOMS\*\*\*NO CHAIN\*\*\*SOUGHT AFTER LOCATION\*\*\***

HAMILTON BOWER are pleased to offer FOR SALE this most impressive four double bedroom, semi with detached double garage. Early viewing is highly recommended to fully appreciate all this family home has to offer. Comprising of entrance hallway, ground floor W.C, large open plan kitchen dining area, spacious lounge, snug/office, utility area, four first floor double bedrooms, and a house bathroom. Off road parking to the front aspect and a good size enclosed rear garden. The property benefits from gas central heating, CCTV and double glazing.

## EPC RATING - C

## COUNCIL TAX BAND - C

## GROUND FLOOR

### ENTRANCE

Open and light entrance area with built in storage.

### HALLWAY

Inner hallway with feature open stairs to the first floor. Under stairs storage and central heating radiator.

### W.C

W.C and hand wash basin.

### LOUNGE

Large and light living area with double glazed windows to front, side and rear aspects. Two central heating radiators.

### SITTING ROOM

Spacious and light bay fronted sitting room. An abundance of natural light floods in from the double glazed window. Central heating radiator.

### KITCHEN

With a range of fitted wall and base units to three sides with a contrasting work surface over incorporating a stainless steel sink unit with a mixer tap. Double oven. Four ring gas hob with extractor over. Double glazed window to front aspect.

### DINING AREA

Positioned between the kitchen and the conservatory this spacious dining area is the hub of this family home. Bi-fold doors and a central heating radiator.

### CONSERVATORY

Good size conservatory overlooking the rear garden with a central heating radiator.

## FIRST FLOOR

### LANDING

Velux window.

### BEDROOM ONE

Large front to back master suite with double glazed windows to both front and rear elevations offering an abundance of natural light. Central heating radiator.

### BEDROOM TWO

Large double bedroom. Central heating radiator and double glazed window.

### BEDROOM THREE

Double bedroom. Central heating radiator and double glazed window.

### BEDROOM FOUR

Good size double bedroom. Central heating radiator and double glazed window.

### BATHROOM

Three piece bathroom suite in white comprising of a bath with shower and screen over, W.c and hand wash basin set within a combination unit. Central heating radiator and sky light window.

## EXTERNAL

To the front of this family home there is a driveway leading to a double detached garage offering ample parking and storage options. There is a lawn surrounded by mature plants and shrubs. To the rear a fantastic, large enclosed garden with decking lawns and established plants, tree and shrubs.

