



1a Westfield Place, Clifton
Guide Price Range £800,000

RICHARD
HARDING



1a Westfield Place,

Clifton, Bristol, BS8 4AY

RICHARD
HARDING

A superbly located mid-terraced 4 bedroom, 3 bath terrace house with courtyard garden and off-street parking for two cars, positioned a moment's walk from the Clifton Suspension Bridge, Clifton Village and with no onward chain.

Key Features

- Arranged over three storeys with a modern finish, the property is most notable for its superb location, low maintenance gardens and off-street parking.
- Located in one of Bristol's most sought after districts within easy access of green space, the Clifton Suspension Bridge and Clifton Village, all a few minutes' walk away.
- Situated within the Clifton Village parking zone and Clifton Conservation area.
- A low maintenance rear courtyard garden with gated off-street parking for up to two cars to the rear.
- Offered with no onward chain making a prompt and convenient move possible.





GROUND FLOOR

APPROACH: the property is approached from the front via pedestrian wrought iron gate, up two shallow steps to six-panelled wooden door into:-

ENTRANCE HALLWAY: tile effect flooring, doorway to sitting room with surrounding glass bricks, straight staircase rising to first floor landing with cupboard at the foot of the stairwell for coats and ironing board etc.

SITTING ROOM: (21'11" x 17'8") (6.69m x 5.39m) a dual aspect room with a pair of wood framed sash windows to front elevation overlooking the front courtyard and street scene views, with rear glazed bi-folding doors onto courtyard garden. Tiled flooring throughout this room, fireplace housing gas fire with simple surround and stone hearth. Four radiators, LED lighting, BT Openreach connection and extensive built-in cupboards into the understairs storage area. Internal folding doors open to:-

KITCHEN: (12'2" x 8'11") (3.70m x 2.73m) double glazed windows with integrated blinds and door to side elevation overlooking and opening onto rear courtyard, high vaulted lean-to style ceiling with double glazed skylight for additional light, eye and floor level kitchen units with display shelving, black granite work surfaces with upstand, 1 1/3 enamel sink with swan neck mixer tap and integrated draining board, splashback tiling above the upstand, integrated *Siemens* 4 ring gas hob with separate *Neff* oven with a *Neff* Combi microwave above, with integrated tall *Bosch* fridge/freezer adjacent and pantry style pull-out cupboard to side. Further integrated appliances include undercounter *Bosch* full size dishwasher and undercounter *Bosch* washing machine below a cupboard housing the *Vaillant* combi boiler. Further work surface area provides a short peninsular allowing for breakfast bar and undercounter kitchen units housing kidney shaped corner swing out drawers.

FIRST FLOOR

LANDING: a generally "T" shaped landing with additional understairs storage below the staircase to the second floor, with interesting architectural features including built-in book shelving. Three bedrooms and bathroom leading from this level and turning staircase rising to the second floor.

BEDROOM 2: (10'6" x 10'0") (3.20m x 3.05m) wood framed sash windows to rear elevation overlooking rear courtyard with radiator below, simple ceiling mouldings and internal door through to:-

En-Suite Shower Room/WC: obscured wood framed sash window to rear elevation, shallow square hand basin with mixer tap, Wc with concealed cistern with built-in cupboards beside, corner shower cubicle with mains fed mixer shower, column heated towel rail, tiled flooring and wall mounted extractor fan.

BEDROOM 3: (14'1" x 6'10") (4.28m x 2.09m) a pair of wood framed sash windows to front elevation with pleasant street scene views, radiator below and simple ceiling mouldings.

BEDROOM 4: (9'10" x 8'7") (2.99m x 2.62m) wood framed sash window to side elevation with street scene views, built-in single bed frame adjacent to bulkhead over staircase with built-in shelving on both walls, and a radiator.

BATHROOM/WC: bathroom suite comprising double ended bath, wash hand basin and wc. Wood framed obscure glazed window to the rear elevation.

SECOND FLOOR

LANDING: turning staircase with natural wood finish rises to short second floor landing with double glazed skylight, large storage space/built-in wardrobe at the top of the landing with additional open shelving on the landing itself. A single door from this level opening to:-

BEDROOM 1: (17'8" x 10'10") (5.39m x 3.31m) a dual aspect room with double glazed wood framed windows to rear elevation overlooking rear courtyard and parking area with radiator below, wood framed double glazed skylight with integrated blind, eaves storage cupboard positioned over the staircase. Opening through to:-

En-Suite Bathroom/WC: a dual aspect room with obscured wood framed double glazed windows to rear elevation and double glazed skylight with integrated blind to front elevation. Bathroom suite comprises bowl hand basin with mixer tap set onto work surface with undercounter drawers, wc with concealed cistern. Acrylic bath with tiled enclosure with mixer shower, rainhead and further shower attachment. Ceiling mounted extractor fan, heated towel rail, built-in wardrobes and storage.



OUTSIDE

FRONT COURTYARD: at the front of the property there is a short, tiled courtyard which offers bin storage area below a low wall with decorative iron railings and could also function as a useful seating/planting area or bike store area.

REAR COURTYARD GARDEN: a low maintenance rear courtyard in a general rectangular shape with outside power, water supply, fully paved with steps rising to the parking area.

PARKING: a pair of parking spaces on gated hardstanding area which open onto an access lane approached from Sion Place.

IMPORTANT REMARKS

VIEWING & FURTHER INFORMATION: available exclusively through the sole agents, Richard Harding Estate Agents Limited, tel: 0117 946 6690.

FIXTURES & FITTINGS: only items mentioned in these particulars are included in the sale. Any other items are not included but may be available by separate arrangement.

TENURE: it is understood that the property is Freehold. This information should be checked with your legal adviser.

LOCAL AUTHORITY INFORMATION: Bristol City Council. Council Tax Band: E

PLEASE NOTE:

1. **Anti Money Laundering Regulations:** when agreeing a sale of a property we are required to see both proof of identification for all buyers and confirmation of funding arrangements.
2. **Energy Performance Certificate:** It is unlawful to rent out a property which breaches the requirement for a minimum E rating, unless there is an applicable exemption. The energy performance rating of a property can be upgraded on completion of certain energy efficiency improvements. Please visit the following website for further details:
<https://www.gov.uk/government/publications/the-private-rented-property-minimum-standard-landlord-guidance-documents>
3. The photographs may have been taken using a wide angle lens.
4. Any services, heating systems, appliances or installations referred to in these particulars have not been tested and no warranty can be given that these are in working order. Whilst we believe these particulars to be correct we would be pleased to check any information of particular importance to you.
- 5.

6. We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller.
7. Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.
8. Any floor plans provided are not drawn to scale and are produced as an indicative rough guide only to help illustrate and identify the general layout of the property.
9. Any reference to alterations to, or use of, any part of the property is not a statement that any necessary planning, building regulations, listed buildings or other consents have been obtained. These matters must be verified by any intending buyer.
10. Please be aware that firstly, areas of first priority (AFP) for schools do change and, secondly, just because a property is located within an AFP this does not mean schooling is guaranteed for resident children. Please make appropriate enquiries of the local authority to ensure you are fully aware of the exact position prior to exchange of contracts.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

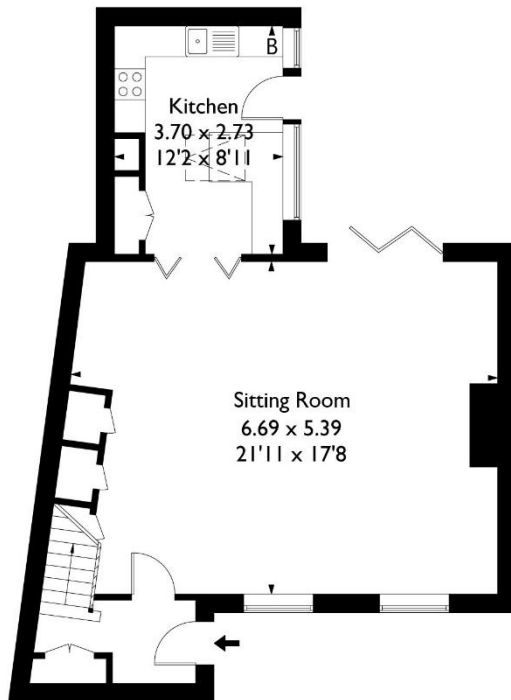
If you intend to rent out this property now or in the future, please note point 2 of the Important Remarks section above.



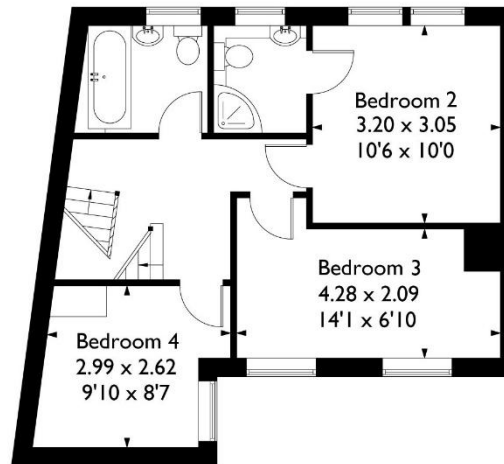


Westfield Place, Clifton, Bristol BS8 4AY

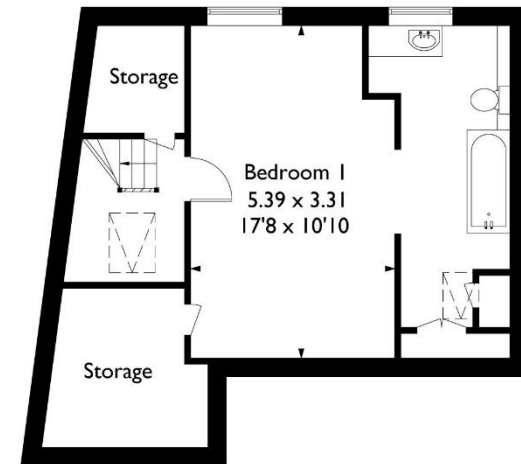
Approximate Gross Internal Area 136.2 sq m / 1465.7 sq ft



Ground Floor



First Floor



Second Floor

This plan is not drawn to exact scale unless stated. Whilst every attempt has been made to ensure the accuracy of this plan all measurements are approximate. No responsibility is taken for error or omission. Please check compass bearings, dimensions and layout details before making any decision reliant upon them.