



**Jacobs Croft, Clayton Bradford BD14 6SU**

**welcome to**

**Jacobs Croft, Clayton Bradford**

Offered to the market is this beautiful executive home with a modern open plan-living feel to the ground floor.

Excellently presented and maintained, this is an ideal home for families wanting to be in this sought after Clayton location.



### **Entrance Porch**

Stone built porch to the side of the integral garage with upvc wood door effect front door.

### **Entrance Vestibule**

With gas central heating radiator.

### **Lounge**

15' 4" x 11' 8" ( 4.67m x 3.56m )

With upvc double glazed window to the front, gas fire set and gas central heating radiator.

Lounge is open into the dining room.

### **Dining Room**

8' 4" x 9' 11" ( 2.54m x 3.02m )

Gas central heating radiator and upvc door providing access to the rear.

### **Kitchen**

11' 3" x 8' 3" ( 3.43m x 2.51m )

Fitted kitchen with a range of base and wall units incorporating stainless steel sink and drainer with work surfaces. Built in electric oven and gas hob. Plumbing for washing machine. Larder storage cupboard, gas central heating radiator and boiler and upvc double glazed window to the rear.

### **First Floor Landing**

Switch back staircase with upvc double glazed window to the side and storage closet.

### **Bedroom One**

11' 5" x 10' 2" ( 3.48m x 3.10m )

Upvc double glazed window to the front and fitted wardrobes.

### **Ensuite**

Three piece suite comprises shower cubicle, wash hand basin and WC, heated towel rail and upvc window to the side.

### **Bedroom Two**

11' 2" x 10' 2" ( 3.40m x 3.10m )

Upvc double glazed window to the rear and gas central heating radiator.

### **Bedroom Three**

8' 7" x 7' 3" ( 2.62m x 2.21m )

Upvc double glazed window to the rear and gas central heating radiator.

### **Bathroom**

Three piece suite comprises panel bath with shower over, wash hand basin set in vanity unit and low level WC. Heated towel rail, tiled walls and upvc window to the rear.

### **Outside**

Enclosed pebbled and decked garden to the rear with integral garage and driveway to the front.



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## Jacobs Croft, Clayton Bradford

- Three Bedroom
- Detached
- Two Reception Rooms
- Integral Garage
- Ready To Move into Accommodation

Tenure: Freehold EPC Rating: D

guide price

**£250,000-£260,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
BDF113548 - 0006

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 **william h brown**



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