



**Oakleigh Road, Clayton Bradford BD14 6QD**

**welcome to**

**Oakleigh Road, Clayton Bradford**

Well maintained four bedroom executive detached property at the head of a leafy cul de sac close to Clayton village. The property benefits from additional office space and a larger than average conservatory, perfect for a growing family or home-workers!



### **Entrance Hall**

With tiled flooring.

### **Downstairs W/C**

With wash hand basin, w/c, gas central heating radiator and bevelled tiles with contrast grout.

### **Study**

6' 5" x 6' 11" ( 1.96m x 2.11m )

With window to the side.

### **Lounge**

14' 5" x 13' 9" plus bay ( 4.39m x 4.19m plus bay )

Bay window and fireplace.

### **Kitchen**

27' 10" x 8' 9" ( 8.48m x 2.67m )

Fitted kitchen with a range of shaker style wall and base units incorporating sink and drainer with work surfaces, breakfast bar, gas central heating radiator, UPVC window to the rear and UPVC patio doors to the conservatory.

### **Utility Room**

Accessed via kitchen with external door to the side of the property, plumbing for washing machine and houses the boiler.

### **Conservatory**

18' 7" x 9' 1" ( 5.66m x 2.77m )

With fitted blinds, UPVC french doors to the rear and gas central heating radiator.

### **Landing**

Closet with water heater and provides access to part boarded loft.

### **Bedroom One**

11' 4" x 10' 10" ( 3.45m x 3.30m )

With window to the front and gas central heating radiator.

### **Ensuite**

Comprises of shower cubicle, wash hand basin, w/c, window to the front and gas central heating radiator.

### **Bedroom Two**

12' 9" x 9' 6" ( 3.89m x 2.90m )

With window to the front and gas central heating radiator.

### **Bedroom Three**

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

With window to the rear, various fitted storage systems and gas central heating radiator.

### **Bedroom Four**

8' 10" x 10' ( 2.69m x 3.05m )

With window to the rear and gas central heating radiator.

### **Bathroom**

Three piece suite comprises of bath, wash hand basin, w/c and chrome douche.

### **Garage**

Stone built double link detached garage.

### **Outside**

Tarmac drive with space for several cars, leading to double garage and to the rear enclosed, tiered garden with patio and lawned areas with flagged steps.



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welcome to

## Oakleigh Road, Clayton Bradford

- Four bedroom
- Detached property
- Conservatory
- Double garage
- £350,000

Tenure: Freehold EPC Rating: C

# £350,000



Please note the marker reflects the postcode not the actual property

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