



Delph Grove, Clayton Bradford BD14 6RZ

welcome to

Delph Grove, Clayton Bradford

MUST BE VIEWED TO FULLY APPRECIATE WHAT'S ON OFFER!

Set in a prime spot on a sought after cul de sac in the Village of Clayton is this surprisingly spacious five bedroom, extended, semi detached property bordering open fields and benefiting from amazing views and rural outlook to the rear.



Lounge

13' 4" x 12' (4.06m x 3.66m)

Through to the dining room with wooden double glazed window to the front, with modern gas fire, marble fireplace and gas central heating radiator.

Dining Room/Second SittingRoom

9' 6" x 16' 3" (2.90m x 4.95m)

With beautiful views and UPVC patio doors to the rear garden. Gas central heating radiator.

Dining Kitchen

13' 11" x 9' 1" (4.24m x 2.77m)

Large kitchen diner with a range of modern fitted light oak wall and base units incorporating asterite sink with work surfaces, some under cupboard lighting, under stairs larder, integrated oven, grill, induction hob and dishwasher.

Utility Room

6' 7" x 9' 7" (2.01m x 2.92m)

Range of fitted base and wall units, larder cupboard and plumbing for washing machine.

Downstairs Shower Room

Off the utility room with shower cubicle, wash hand basin, w/c and houses combi-boiler.

Conservatory

8' x 9' 8" (2.44m x 2.95m)

With stunning outlook and leads to patio area and gardens.

Bedroom One

12' 7" x 9' 6" plus fitted wardrobe (3.84m x 2.90m plus fitted wardrobe)

With wooden framed window to the front and fitted wardrobes.

Bedroom Two

9' 4" x 9' 1" plus doorway (2.84m x 2.77m plus doorway)

With fitted furniture and window to the rear that provides lovely views across grazing land and open countryside.

Bedroom Three/ Study

6' 9" x 7' 5" (2.06m x 2.26m)

With hard wood double glazed window to the front, fitted wardrobe and bulk head storage.

Landing

Separate landing with a window, leading to bedrooms four and five with potential for a number of uses, could be utilised as a 'granny flat' or ideal for older teenagers in the house.

Bedroom Four

7' 10" x 7' 11" to fitted wardrobe (2.39m x 2.41m to fitted wardrobe)

With some restricted head space, fitted wardrobes and window to the side providing panoramic views.

Bedroom Five

7' 9" x 10' 5" (2.36m x 3.17m)

With window to the side.

Bathroom

A fully tiled, vintage pink three piece bathroom suite comprises of bath, wash hand basin, w/c and storage cupboard.

Outside

Drive leading to the detached garage, lawned garden with well stocked borders. Garage benefits from auto electric door, side door and attached green house to the rear. Large lawned and patio garden with beautiful views over grazing land and beyond and stand alone, lockable garden storage.



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Delph Grove, Clayton Bradford

- Five bedrooms
- Semi detached property
- Detached garage with electric door
- Two reception rooms
- Village location with amazing views

Tenure: Freehold EPC Rating: D

£270,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
BDF114669 - 0007

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