



## Oakleigh Road, Clayton, Bradford, BD14 6NP

- **\*\* WITH NO CHAIN \*\***
- ACCOMMODATION OVER FOUR FLOORS
- MODERN THREE-PIECE SHOWER ROOM
- SPACIOUS DINING KITCHEN
- GARDENS FRONT AND BACK
- FULLY RENOVATED THROUGHOUT TO A HIGH STANDARD
- FOUR DOUBLE BEDROOMS
- CELLAR AREA - GROUND FLOOR WC
- OFF ROAD PARKING TO THE REAR
- COUNCIL TAX BAND C - EPC RATING GRADE D

**Offers In The Region Of £260,000**



# Oakleigh Road, Clayton, Bradford, BD14 6NP - Offers In The Region Of £260,000

HUNTERS BRADFORD PRESENTS - OAKLEIGH ROAD , CLAYTON, BD14

FULLY RENOVATED THROUGHOUT TO A HIGH STANDARD

**\*\* WITH NO CHAIN \*\*** - ACCOMMODATION OVER FOUR FLOORS - FOUR DOUBLE BEDROOMS - MODERN THREE-PIECE SHOWER ROOM - CELLAR AREA - GROUND FLOOR WC - UTILITY AREA - SPACIOUS DINING KITCHEN - OFF ROAD PARKING TO THE REAR - GARDENS FRONT AND BACK - COUNCIL TAX BAND C - EPC RATING GRADE D

BASEMENT LEVEL

Accessed from the kitchen are stairs leading to the cellar area.

GROUND FLOOR

Enter the hallway, from the moment you step into this family home, you can see the quality of finish. From the hallway there are doors to the reception room, kitchen and stairs to the first floor. The reception room is a good family size with bay window. The kitchen is spacious with both wall and base units, electric hob, oven, space for a free-standing fridge freezer and has a good amount of worktop space. To the rear of the kitchen is the utility area with plumbing for a washing machine. From the utility is the ground floor WC and a door to access the rear of the property.

FIRST FLOOR

From the landing there is access to bedroom 1, bedroom 2, bedroom 3 and the family shower room. Bedroom 1 is a double room overlooking the rear, bedroom 2 is a double room overlooking the front, bedroom 3 is a double room overlooking the front. The shower room is modern with a double walk-in shower, WC, basin with storage underneath.

SECOND FLOOR

To the second floor is bedroom 4, a good size space with two skylight windows, and two under the eaves storage areas.

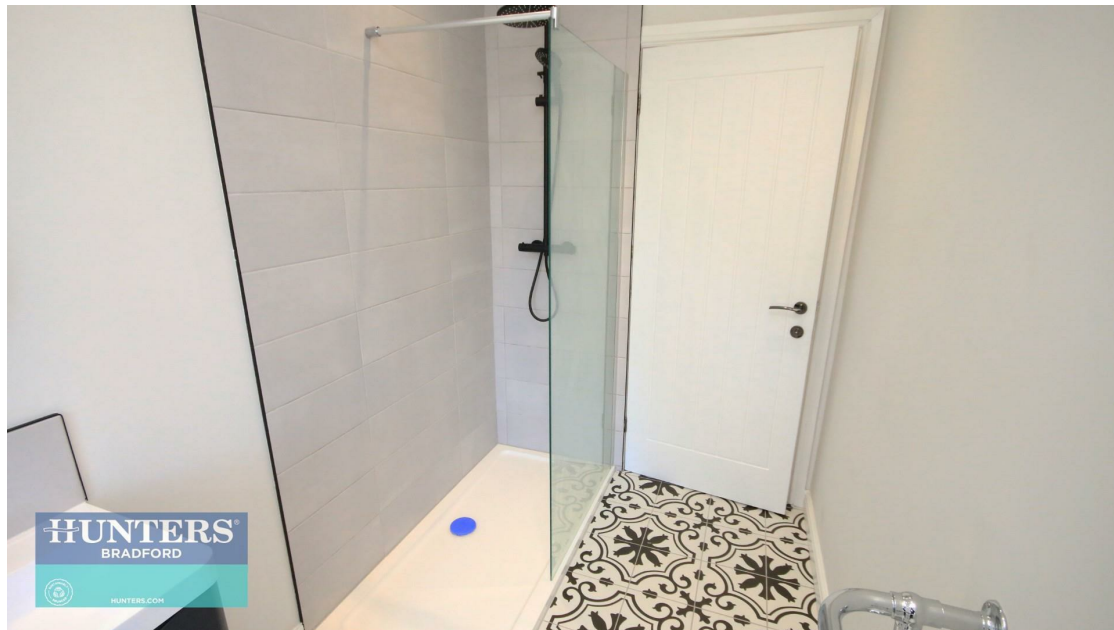
EXTERNAL

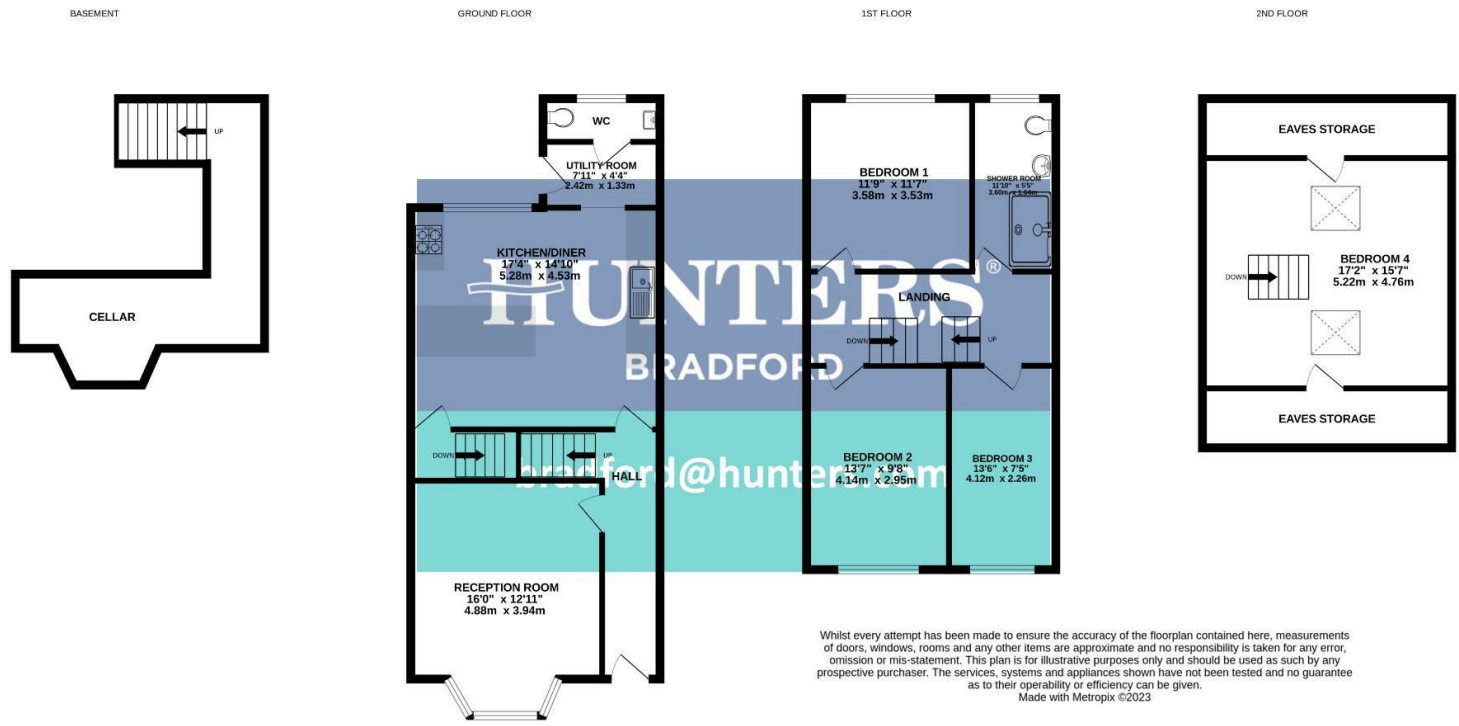
This lovely family home has a garden to the front, a garden area to the rear with off road parking.

LOCATION

Located within the village of Clayton, there is access to shops, schools, transport links and other amenities.







Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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# ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		83
(81-91)	B		
(69-80)	C		
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

## Viewing

Please contact our Hunters Bradford Office on 01274 393955 if you wish to arrange a viewing appointment for this property or require further information.

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