



**HUNTERS**  
EXCLUSIVE

## The Avenue Clayton, Bradford, West Yorkshire, BD14 6RL

- THREE BEDROOM LINK-DETACHED BUNAGLOW
- TWO RECEPTION ROOMS / MODERN KITCHEN WITH BREAKFAST BAR
- BEDROOM 1 WITH FITTED WARDROBES
- DOUBLE GLAZING & GAS CENTRAL HEATING
- GARAGE & LARGE THROUGH HORSESHOE DRIVEWAY PARKING

## Offers In The Region Of £390,000

- WELL PRESENTED THROUGHOUT
- TWO WC'S & THREE PIECE BATHROOM SUITE WITH SHOWER & BATH
- POTENTIAL TO EXTEND INTO THE GARAGE (SUBJECT TO PLANNING)
- WELL MAINTAINED GARDENS WITH LAWNS AND PATIO
- COUNCIL TAX BAND D & EPC RATING GRADE C

# The Avenue Clayton, Bradford, West Yorkshire, BD14 6RL

Nestled on The Avenue in Clayton, Bradford, this charming three-bedroom link-detached bungalow offers a delightful blend of comfort and modern living. Spanning an impressive 990 square feet, the property is well-presented throughout, making it an ideal choice for families or those seeking a peaceful retreat.

Enter into the hallway, where you will find built in storage and access to the kitchen. For those larger families, you are greeted by two inviting reception rooms, with dining and living spaces offer both relaxation and entertaining. The rear main reception area is spacious, with lots of light from the roof windows while space for a dining table and living room furniture. The patio doors provide additional light and access to the rear patio and garden areas. The modern kitchen, complete with a breakfast bar, is perfect for casual dining and family gatherings. The bungalow features two WC's ensuring convenience for all residents.

The master bedroom boasts fitted wardrobes, providing both style and practicality. Additionally, there is potential to extend into the garage, subject to planning permission, allowing for further enhancement of this lovely home. The three piece bathroom is tiled and features a bath, shower and basin.

Outside, the property benefits from generous parking space with a horseshoe style in and out driveway for many vehicles, a rare find in the area. The double glazing ensures a warm and energy-efficient environment, making this bungalow not only comfortable but also economical. The EPC rating grade is C with the potential to increase to a grade B when following the Energy Performance Certificate guide for increased energy efficiency.

With its desirable location and well-thought-out layout, this bungalow is a fantastic opportunity for those looking to settle in a welcoming community. Don't miss the chance to make this delightful property your own.





## INTERNAL

### Hallway

**Conservatory / Garden Room**  
20'0" x 13'9"

**Dining & Living Room**  
26'2" x 22'3"

**Kitchen**  
12'1" x 9'10"

**Bedroom 1**  
14'9" x 9'10"

**Bedroom 2**  
10'9" x 9'10"

**Bedroom 3**  
9'10" x 6'6"

**Bathroom**

**Toilet**

**WC 1**

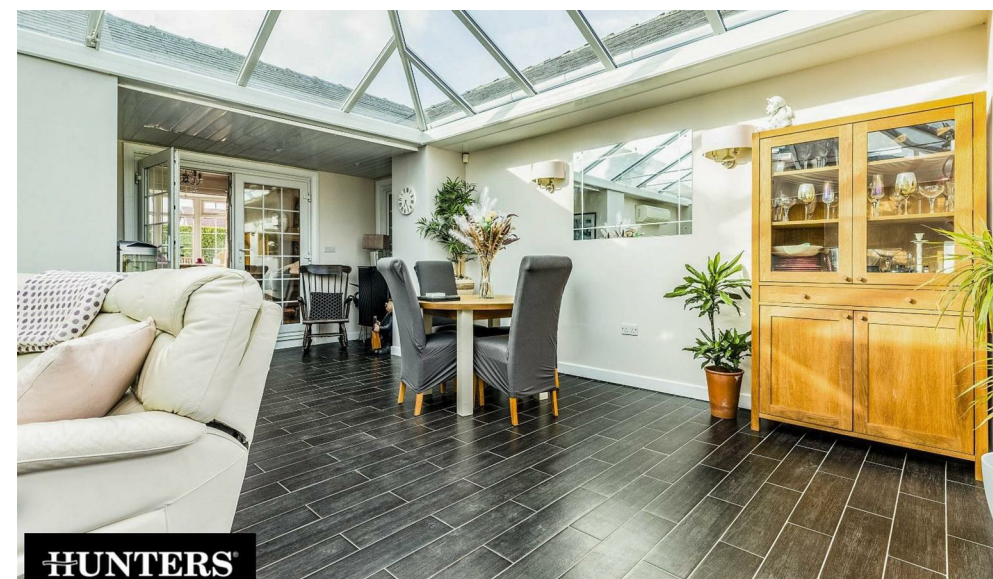
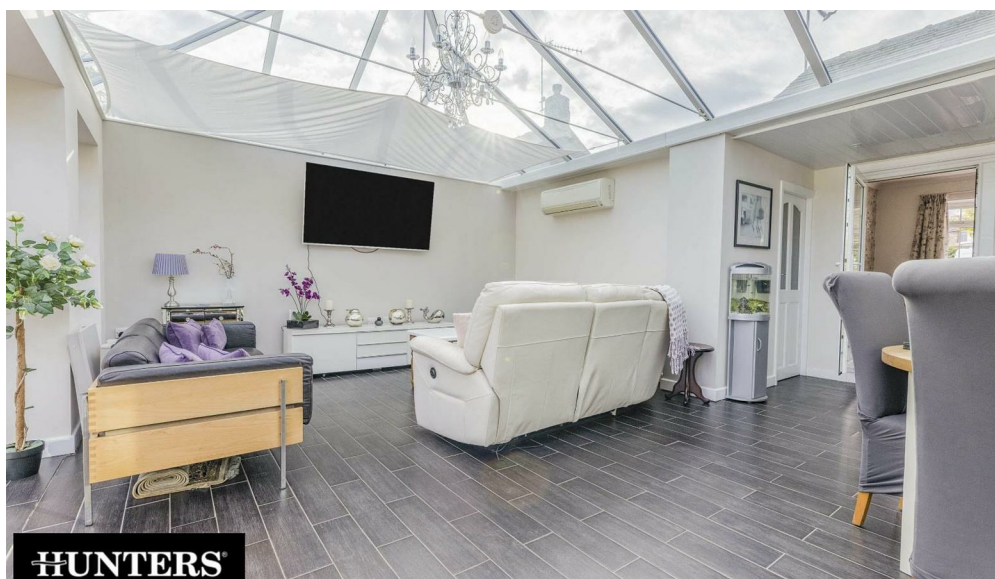
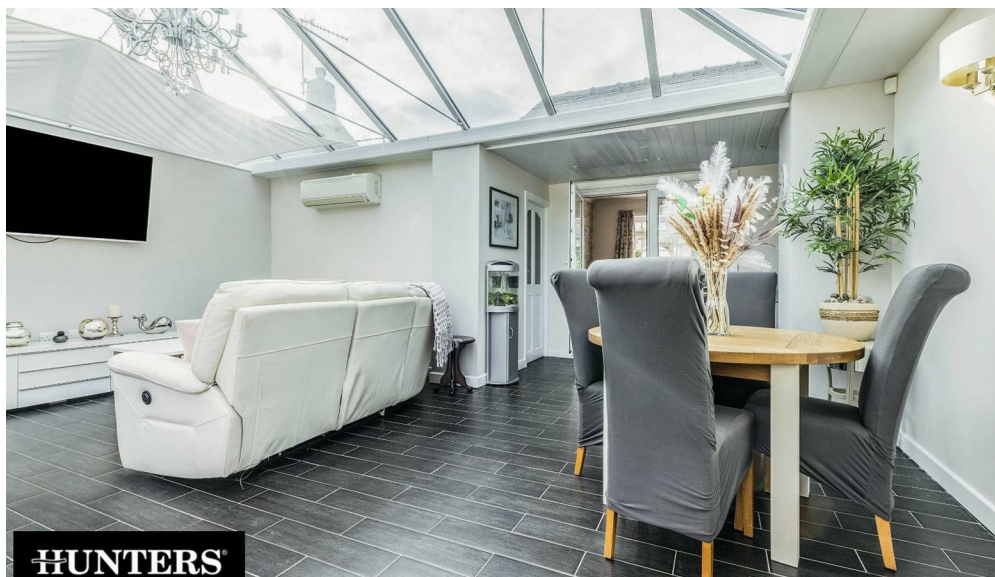
**Garage**

**EXTERNAL**

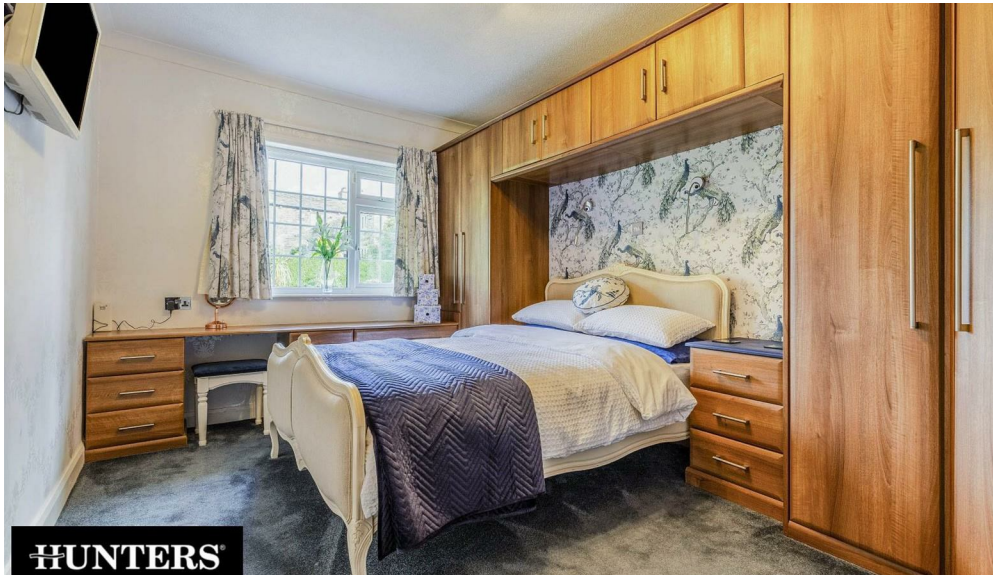
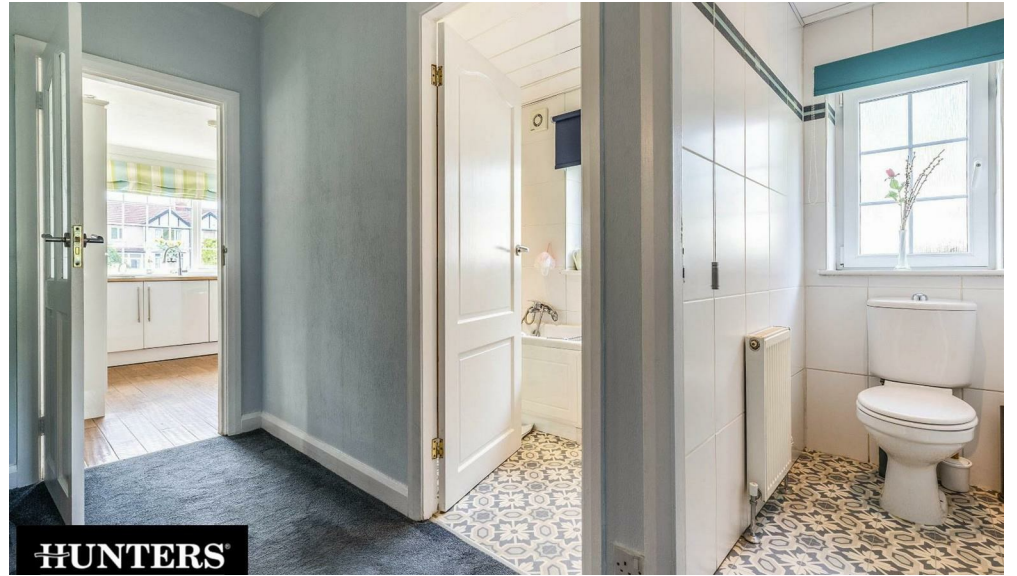
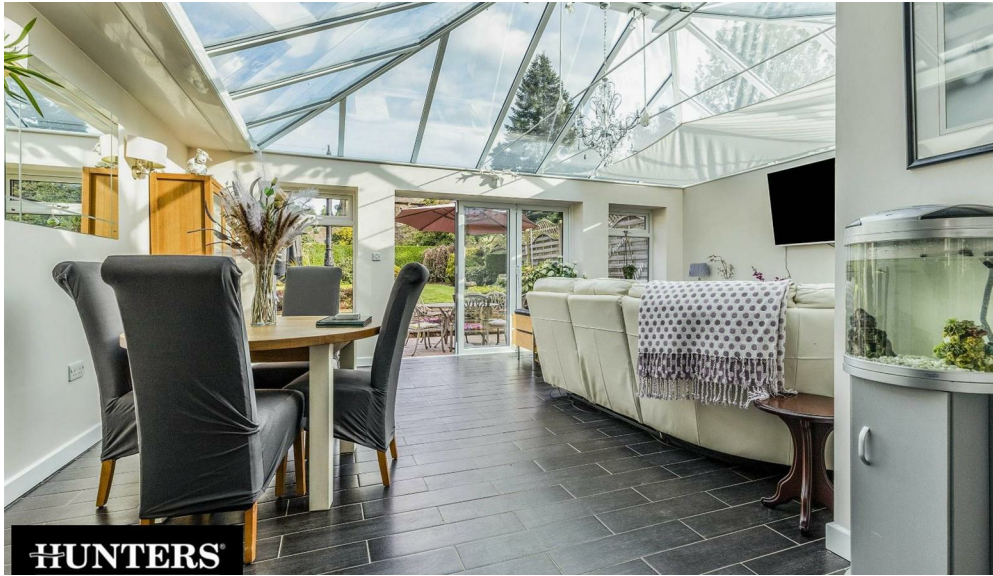
**Gardens**

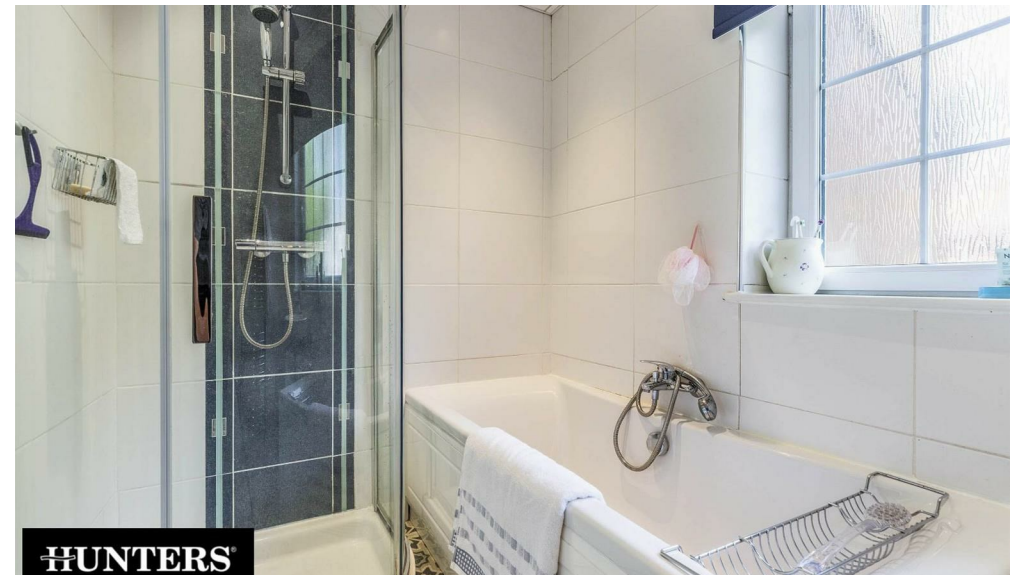
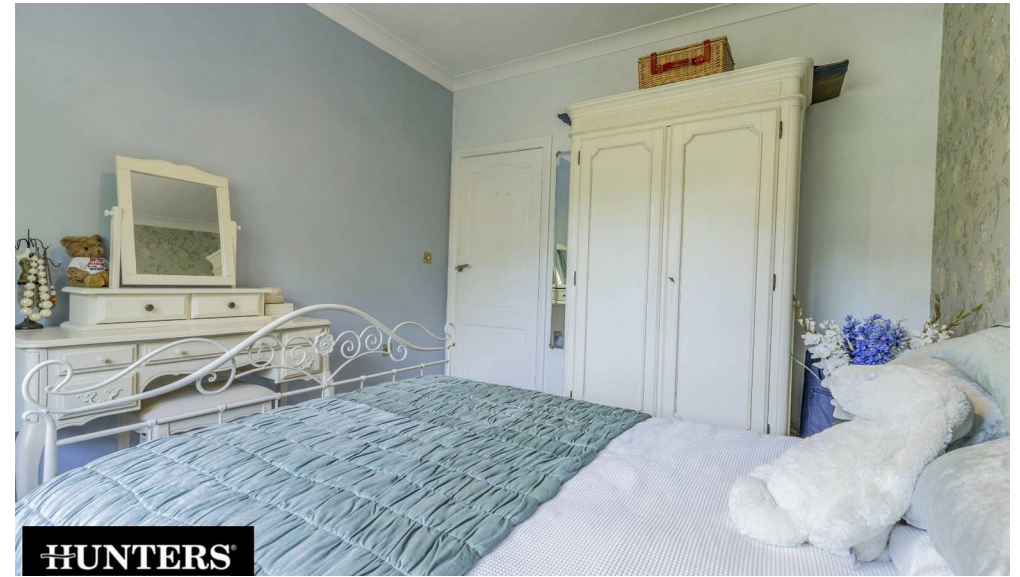
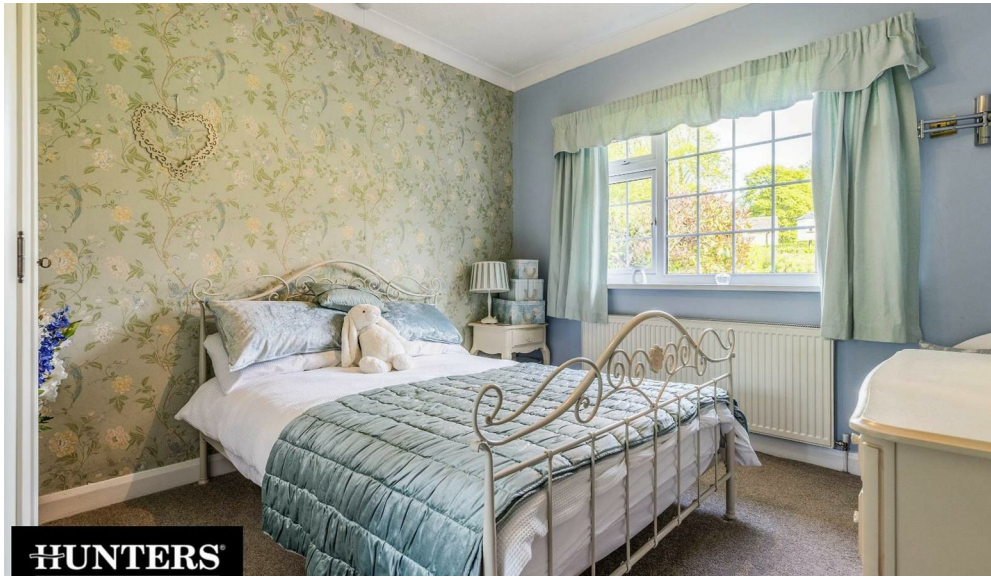
**Driveway**





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. 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.







# Clayton, Bradford, West Yorkshire, BD14

Clayton is located at about 720 feet (220 m) above sea level at the south end of a relatively flat ridge of land on the south side of Clayton Beck valley. The valley drops steeply below this shoulder of land and rises steeply to the south, south-east and south-west.

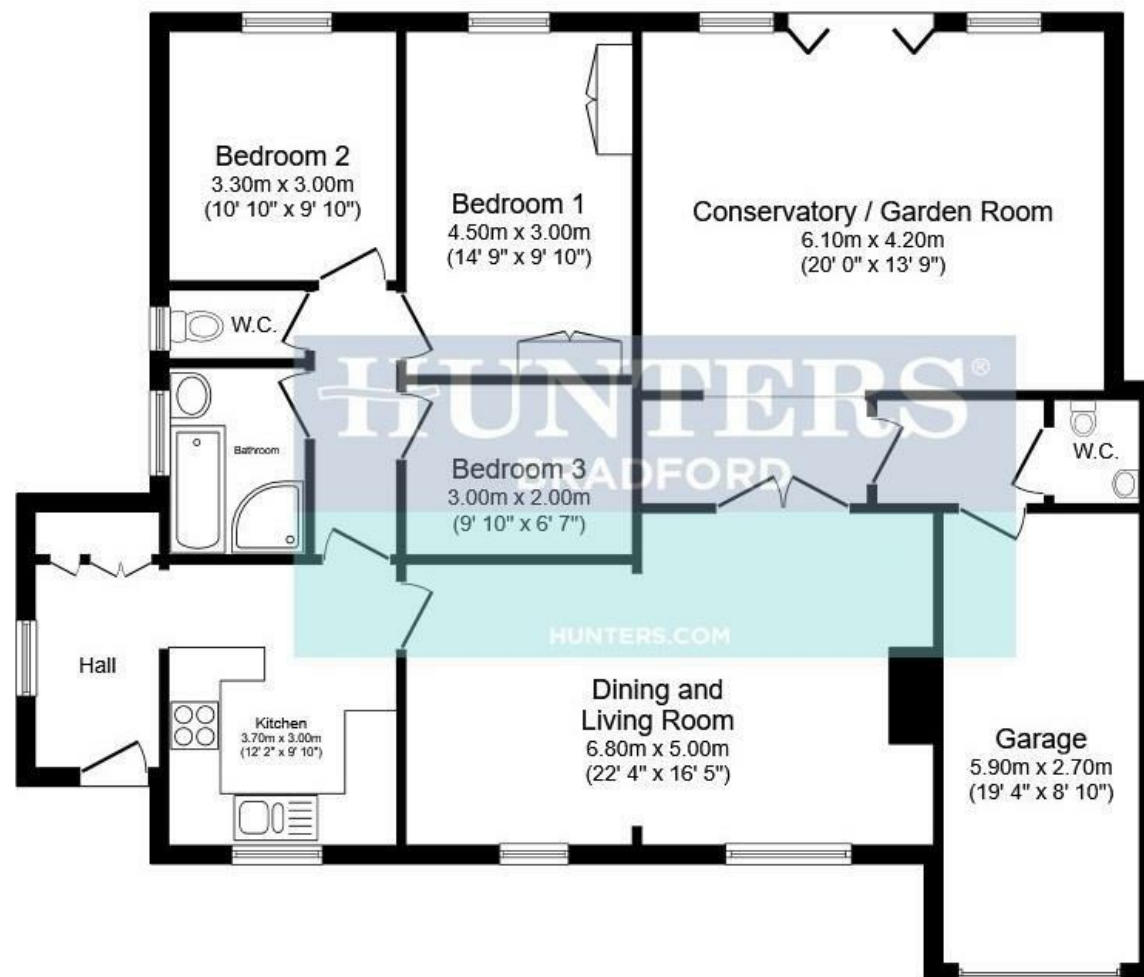
The village is three miles from Bradford city centre, with the village of Thornton located on the other side of the valley and the village of Queensbury further up the hill that Clayton is situated on. Clayton Beck runs through the bottom of the valley below Clayton and tributaries for this stream, including Bull Grieve Beck, run through the village.

The centre of the village is designated as a conservation area in 1977. The main street of the village – Clayton Lane – which runs alongside the park, includes several traditional pubs, a popular route for many residents.

Victoria Park, Clayton, offers a variety of uses, a play area with classic play equipment, including a climbing structure, slide roundabout and swings. A well-maintained bowling green and clubhouse. A multi-use sports pitch can be used for various games, including basketball and 5-a-side football. A World War I memorial pays tribute to soldiers who died in the local area in WWI.

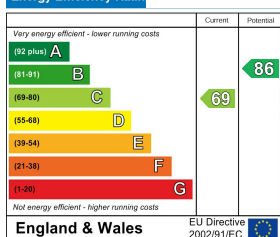
Clayton boasts several shops, churches and a nearby golf club and country park at Thornton View with views of the city of Bradford and the village of Thornton across the valley.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

#### Energy Efficiency Rating



#### Viewing Arrangements

Strictly by prior appointment only through the agent Hunters Hunters Bradford -  
01274 393955 <https://www.hunters.com>

**HUNTERS**  
EXCLUSIVE



**HUNTERS®**  
EXCLUSIVE