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## Selborne Villas, Clayton, Bradford, West Yorkshire, BD14 6JZ

- IMMACULATE SEMI-DETACHED HOUSE
- CORNER PLOT
- DOWNSTAIRS W/C
- EXTENDED KITCHEN
- SIZEABLE SIDE GARDENS- POSSIBLE DEVELOPMENT SUBJECT TO PLANNING
- THREE BEDROOM FAMILY HOME
- DOUBLE GARAGE
- BRIGHT WELCOMING RECEPTION ROOM
- OVERLOOKING WOODLAND
- EPC RATING C - COUNCIL TAX BAND B

Asking Price £245,000



# Selborne Villas, Clayton, Bradford, West Yorkshire, BD14 6JZ

Presented to the market is this immaculate extended semi-detached house, offering a harmonious blend of contemporary living and exceptional versatility. Situated on a generous corner plot, this superb property boasts a double garage alongside a spacious drive, providing ample secure off-road parking.

Internally, the residence features three well-appointed bedrooms and two stylish bathrooms, including a convenient downstairs W/C, perfectly catering to the needs of a modern family. The thoughtfully designed layout incorporates a bright and welcoming reception room, ideal for both relaxing evenings and entertaining guests. The modern kitchen offers a practical and attractive culinary space for daily living.

Externally, the property continues to impress with a sizeable side garden, located to the rear of the garage, offering additional outdoor space for recreation, gardening, or future landscaping endeavours. This versatile plot also presents exciting potential for further development, subject to relevant planning permissions, representing a valuable opportunity for those seeking to extend or enhance the property in the future.

This turn-key home requires no work, allowing buyers to move in and settle immediately. The property provides a perfect balance of comfort, practicality, and scope for long-term growth. Early viewing is highly recommended to fully appreciate all that this outstanding family home has to offer.

EPC RATING C - COUNCIL TAX BAND B





**GROUND FLOOR**

**Hallway**

**Living Room**  
15'10" x 13'10"

**Kitchen**  
12'7" x 8'7"

**Dining Room**  
11'1" x 6'9"

**W/C**

2'7" x 8'5"

**FIRST FLOOR**

**Bedroom One**  
9'9" x 14'3"

**Bedroom Two**  
8'2" x 8'7"

**Bedroom Three**

7'4" x 5'8"

**Family Bathroom**

5'9" x 5'9"





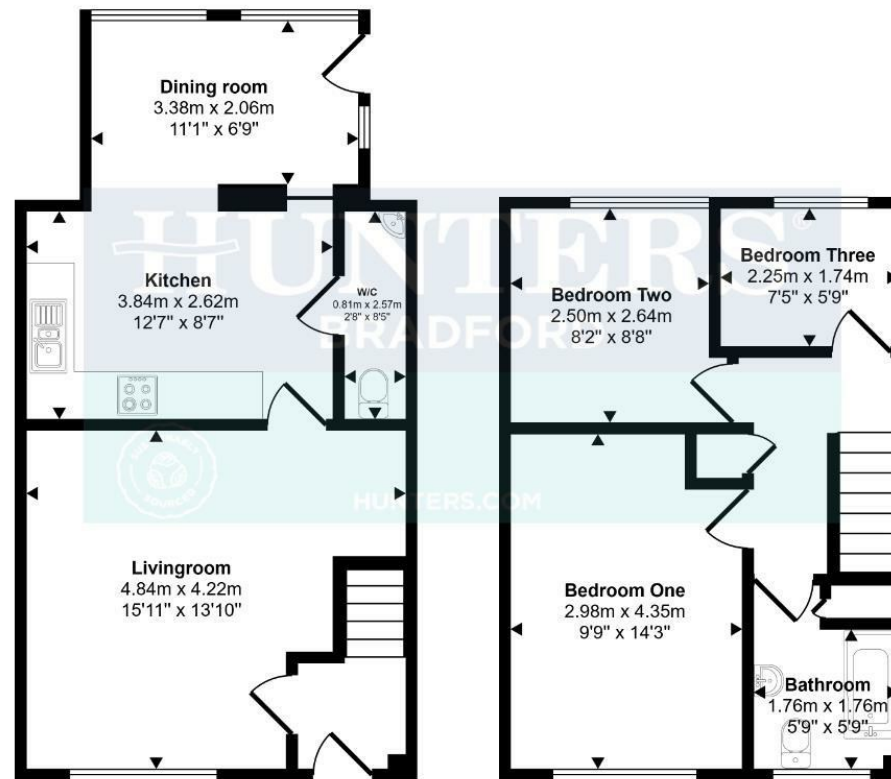


These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these 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.





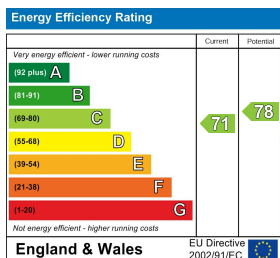




Ground Floor

First Floor

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



### Viewing Arrangements

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





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