



**Carlton Drive, BRADFORD BD9 4DL**

*welcome to*

**Carlton Drive, BRADFORD**

This extensively remodeled and meticulously designed six bedroom residence. Spanning three floors, this property offers a generous internal space of 4,036 square feet (375 square meters) with finest bespoke materials for fixtures and fittings throughout.



This extensively remodeled and meticulously designed six bedroom residence, located in one of Bradford's most prestigious addresses. Spanning three floors, this property offers a generous internal space of 4,036 square feet (375 square meters). The renovation involved using only the finest bespoke materials for fixtures and fittings, such as top-tier Karndean flooring, custom made kitchen, and paladin cast iron radiators.

The entire house is equipped with quality fixtures & fittings with exposed beams to the second floor, chandelier's, Tiffany style wall lights, Neff kitchen appliances, Thomas Crapper wet room, Ambition 8 multi fuel stove, and under floor heating to the first floor. It features expertly crafted bespoke joinery - high-quality media walls, fitted wardrobes, shelves, kitchen units with matching pantry.

The outdoor space has a double garage and lawned gardens to three sides. CCTV & alarm and Hive system throughout.



## Entrance Hallway

### Living Room

18' 9" x 15' ( 5.71m x 4.57m )

### Dining Room

17' 6" x 16' 10" ( 5.33m x 5.13m )

### Kitchen

19' 6" x 14' 9" ( 5.94m x 4.50m )

### Pantry

10' 10" x 6' ( 3.30m x 1.83m )

### Prayer Room

10' 10" x 8' 6" ( 3.30m x 2.59m )

### Cloak Room

8' x 6' 3" ( 2.44m x 1.91m )

### Wet Room

## Basement

## First Floor Landing

### Bedroom One

18' 1" x 16' 1" ( 5.51m x 4.90m )

### Dressing Room

15' 4" x 12' 5" ( 4.67m x 3.78m )

### Bedroom Three

15' x 12' 6" ( 4.57m x 3.81m )

### Shower Room

### W.C

## Second Floor Landing

### Bedroom Two

11' 5" x 10' 6" ( 3.48m x 3.20m )

### En-Suite

### Bedroom Four

12' 10" x 12' 4" ( 3.91m x 3.76m )

### Bedroom Five / Home Office

11' 2" x 11' ( 3.40m x 3.35m )

### Bedroom Six

13' 2" x 11' 2" ( 4.01m x 3.40m )

## Exterior



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## Carlton Drive, BRADFORD

- Grade II listed residence
- Two reception rooms & six bedrooms
- Exemplary standard throughout
- Six generous size rooms
- Accommodation over three floors

Tenure: Freehold EPC Rating: E

Council Tax Band: F



**£750,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
SHP111000 - 0005

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