



Croft House Town End Road

Clayton, Bradford, BD14 6BJ

Guide Price £195,000 Freehold





Occupying a generous corner plot is this substantial three bedroom semi detached property. Whilst the property does require some modernisation and refurbishment to bring it up to modern standards, and to suit ones own taste, the accommodation is spacious with high ceilings throughout and benefits from no upper chain, gas central heating and double glazing. With potential to extend, subject to obtaining any necessary planning consents, this property could be a fantastic family home for an enthusiastic purchaser.

Location

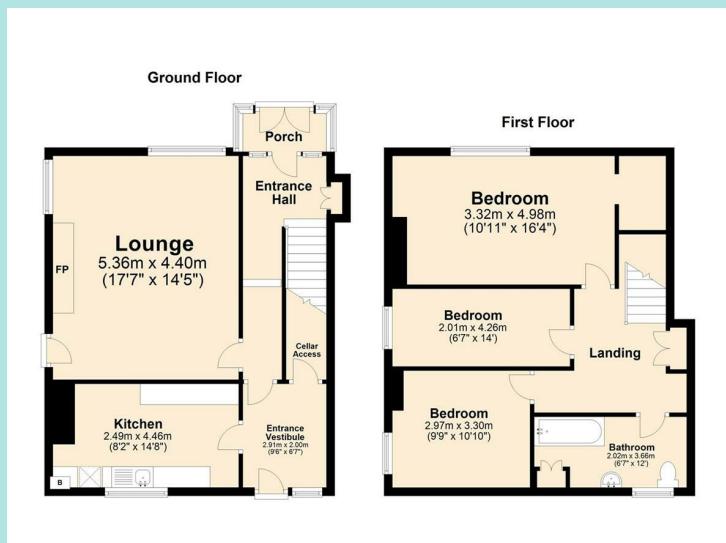
Clayton is a sought-after village location with good local schools, situated approximately 3 miles to the west of Bradford City centre. The main street of the village includes traditional pubs, several shops, Clayton Cricket Club, Victoria Park and a nearby golf club and reservoir at Clayton Heights. Croft House can be found on the corner where Town End Road meets Ryefield Avenue.

Accommodation

The rear entrance vestibule enjoys half height panelling to the walls and a door gives access to the useful keeping cellar. The kitchen enjoys a range of base, wall, and drawer units with contrasting top laminate surfaces which incorporate a stainless steel sink with drainer. There are tiled splashbacks, space for an under counter fridge and freezer, plumbing for a washing machine, space for a cooker with gas connection point and an extractor hood fitted above. The boiler is located to the external wall and there is space for a small dining table if required. The generous lounge enjoys dual aspect windows overlooking the gardens, an external uPVC door leading out to the gardens and the central feature being a coal effect gas fire with tiled surround and hearth, with a timber surround. The entrance hallway has a useful fitted double storage cupboard and leads into a small porch, half glazed, with double doors which lead out to the gardens and the patio area.

Continuing up to the first floor with a spacious landing featuring a half height double fitted cupboard, and recessed shelving above. The principal bedroom is generous in size and has an open walk in wardrobe. There are two further bedrooms each with window to the side elevation and completing the accommodation is the house bathroom which is spacious with a white suite comprising: WC, wash hand basin, and bath with shower attachment mounted to the wall. The walls are part tiled and there is a useful airing cupboard.

Externally, the property benefits from driveway parking for one vehicle and potential to create additional parking if required, subject to obtaining any necessary planning consents. Steps lead down to a paved patio area and pathway which leads around the side of the house to an area of hardstanding. Generous gardens wrap around the property with a patio area, lawn and mature bushes and trees. A pathway leads to a pedestrian entrance with stone pillars either side which have the house name inscribed upon them.



Council tax band: D
 EPC rating: D
 Ground rent: N/A
 Service charge: N/A

ws-residential.co.uk

01484 711200



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.