



25 Fieldway, Clayton, Bradford, BD14 6RP

£245,000

- THREE BEDROOM SEMI DETACHED
- OPEN ASPECT TO THE REAR
- TASTEFULLY APPOINTED
- UPVC DOUBLE GLAZING
- OFF-ROAD PARKING
- WELL PRESENTED & MAINTAINED
- TWO SOLID FUEL STOVES
- GAS CENTRAL HEATING
- DESIRABLE POSITION
- EARLY VIEWING IS ADVISED

25 Fieldway, Bradford BD14 6RP

**** IMPRESSIVE THREE BEDROOM SEMI DETACHED ** PRESENTED TO A HIGH STANDARD ** RURAL VIEWS TO THE REAR **** Bronte Estates are delighted to offer to the market this superb semi detached located just off The Avenue in the popular village of Clayton. Boasting some lovely design features such as stripped pine doors, two solid fuel stoves and a well designed interior with attention to detail. Briefly comprising of: Entrance Hall with stairs off to the first floor and doors to the Lounge, Dining Room and Kitchen. To the first floor are three Bedrooms and a well appointed family bathroom. Externally there are gardens to the front and rear, off-road parking, garage and delightful open views. Early viewing is advised.



Council Tax Band: C



Entrance Hall

The front entrance door leads into a welcoming hallway with stairs off to the first floor, engineered wood floor and doors off to all ground floor rooms. There is also storage space under the stairs and a central heating radiator.

Lounge

An impressive reception room with a solid fuel stove, engineered wood floor, bay window to the front elevation and character features such as plaster coving to the ceiling and a picture rail. Central heating radiator.

Dining Room

French doors with side windows lead out to the rear garden and enjoy views down the the garden and open fields beyond. Solid fuel stove, engineered wood floor, picture rail and a central heating radiator.

Kitchen

Fitted with a range of base and wall units with laminated work surfaces over and splash-back wall tiling. Plumbing for a washing machine, space for a freestanding gas or electric cooker and a stainless steel sink and drainer. Window to the rear elevation and a central heating radiator.

First Floor Landing

Window to the side elevation, open spindle balustrade and access to a part-boarded loft with drop-down ladder.

Bedroom One

Two fitted double wardrobes and cupboards, central heating radiator and a window to the front elevation.

Bedroom Two

Window to the rear elevation with stunning open views! Engineered wood floor and a central heating radiator.

Bedroom Three

Currently used as an office/music room. Window to the front elevation and a central heating radiator.

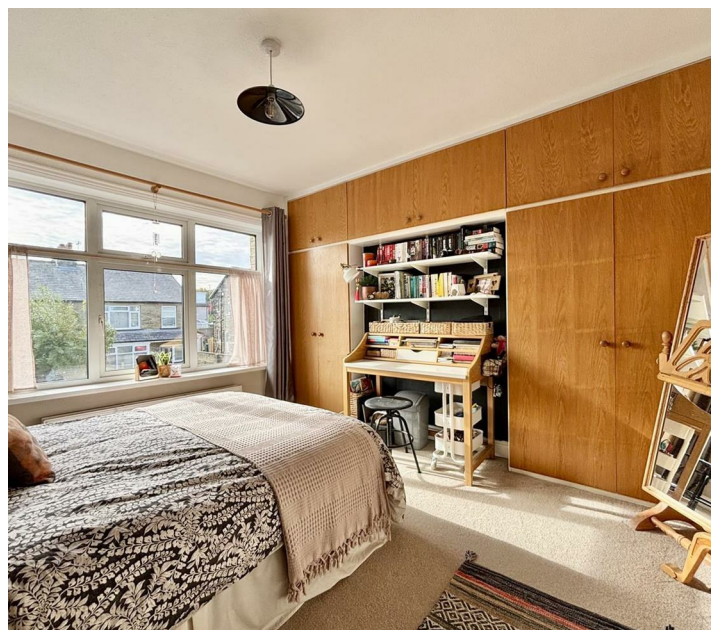
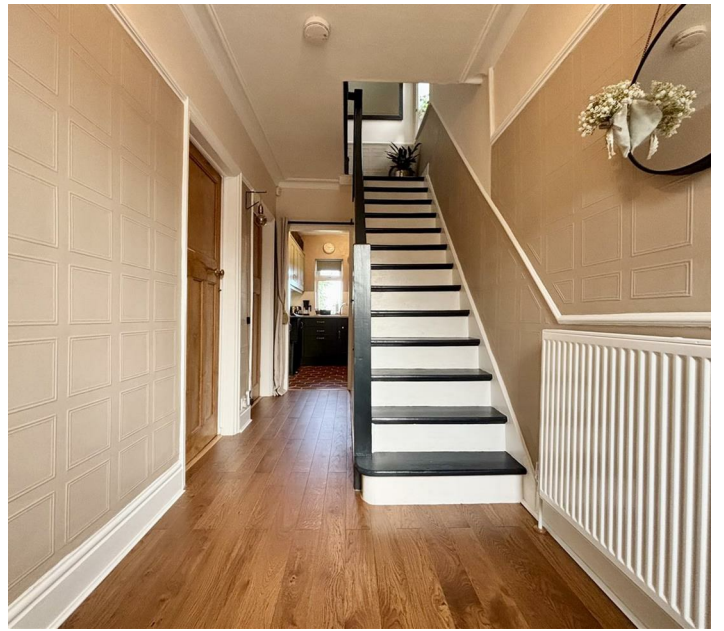
Bathroom

A modern Victorian style bathroom suite comprising of a panelled bath with a rainfall

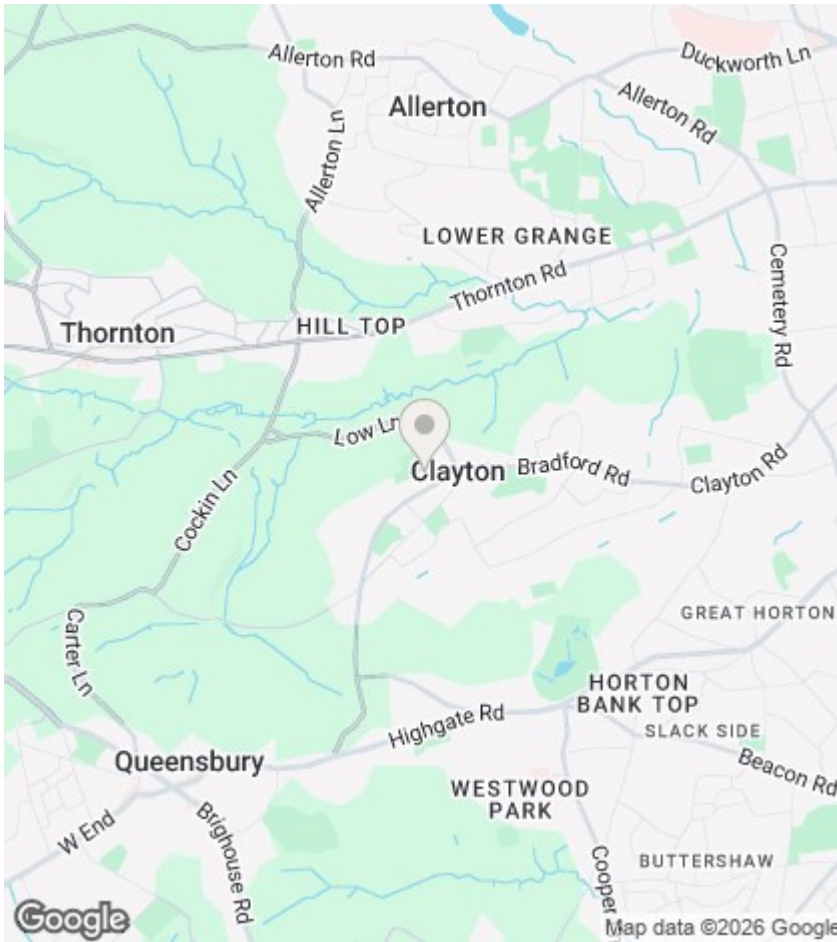
shower over and hand held attachment, washbasin with storage below and a low flush WC. Tiled floor, heated towel rail and a window to the rear elevation.

External

To the front of the property is an open plan driveway with off-road parking and a pleasant garden area with flowerbeds, block paving, gravel and mature shrubs & trees. Gates at the side of the house lead to a detached single garage (for storage only) and a useful coal shed. The rear garden consists of a patio seating area, lawn, flowerbeds and an array of mature shrubs and trees. A gate to the rear leads out on to the field.







Directions

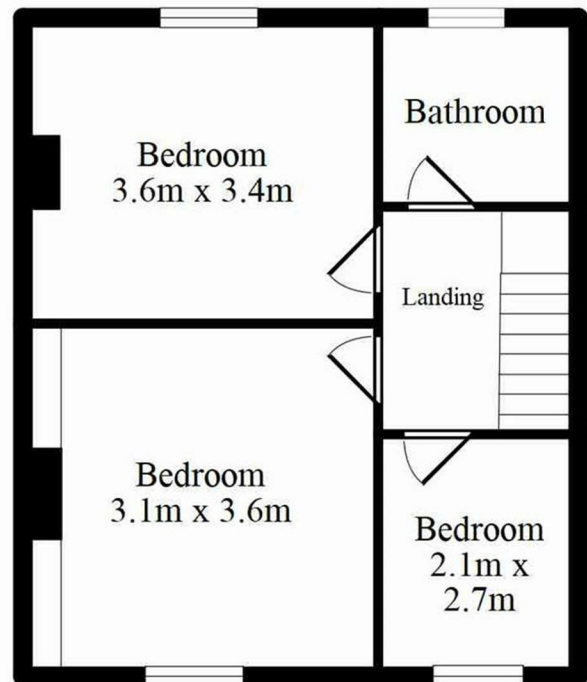
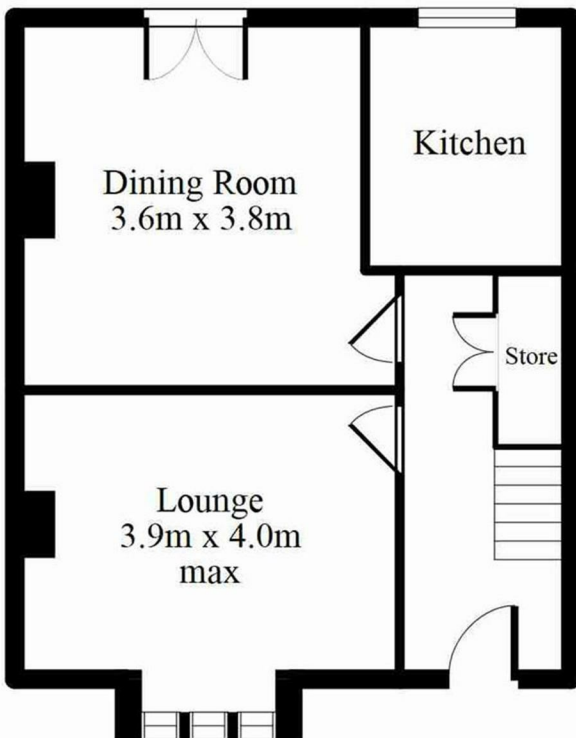
Viewings

Viewings by arrangement only.
Call 01274884040 to make an appointment.

EPC Rating:

E

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			83
(69-80) C			
(55-68) D			
(39-54) E		52	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Every attempt has been made to ensure this floor plan is accurate, however their accuracy is not guaranteed. The floorplan is for illustrative purposes and should be used in that context. GFPMS 2025