



8 Pasture Close

Clayton, Bradford, BD14 6LY

- THREE-BEDROOM SEMI-DETACHED
- IDEAL FAMILY HOME
- POPULAR LOCATION
- SPACIOUS LIVING SPACE

Offers In Region Of £210,000
EPC Rating '66'





Property Description

DESCRIPTION

Situated in a popular residential location, this beautifully presented three-bedroom semi-detached home offers spacious and well-maintained accommodation throughout, making it an ideal purchase for families and first-time buyers. Benefiting from generous off-road parking, a detached garage and attractive gardens the property is ready to move into.

The bright and spacious lounge is beautifully presented with neutral decor, a feature fireplace and ample space for relaxing and entertaining. To the rear, the modern fitted dining kitchen offers an extensive range of wall and base units, generous worktop space and room for family dining, with access to the rear garden.

To the first floor are three well-proportioned bedrooms, including two generous double bedrooms and a comfortable single bedroom, ideal as a child's bedroom, guest room or home office. The contemporary family bathroom is fitted with both a panelled bath and separate shower enclosure, complemented by a wash basin and WC.

Externally, the property is set back behind a lawned front garden with a long driveway providing ample off-road parking and access to the detached garage. The enclosed rear garden has been designed for low-maintenance living, featuring a spacious paved patio that provides an ideal space for outdoor dining and entertaining.



LIVING ROOM

A bright and spacious lounge, beautifully presented in contemporary neutral decor and offering generous space for both relaxing and entertaining. A feature fireplace creates an attractive focal point, while the large bay window allows an abundance of natural light to fill the room. Finished with modern neutral carpets and ample space for a range of furnishings, this inviting reception room provides the perfect setting for everyday family living.

KITCHEN

A stylish and well-appointed fitted kitchen featuring an extensive range of wall and base units with complementary work surfaces, tiled splashbacks and ample storage throughout. Equipped with an integrated oven, gas hob and extractor hood, the kitchen also provides space and plumbing for additional appliances.



BATHROOM

A well-appointed family bathroom fitted with a four-piece suite a panelled bath, separate walk-in shower enclosure, pedestal wash basin and WC. Finished with complementary tiled walls and flooring, the room is bright and airy thanks to the large frosted window, while offering practical storage and a clean, well-maintained finish, creating a comfortable space for everyday family living.

MASTER BEDROOM

A spacious and beautifully presented master bedroom, featuring a stylish feature wallpapered wall and a large window allowing plenty of natural light to flood the room. Offering ample space for a double bed and freestanding furniture, the room also benefits from fitted wardrobes, providing excellent built-in storage while maintaining a bright and airy feel.



BEDROOM TWO

A well-proportioned second bedroom offering comfortable accommodation with space for a bed and additional furniture. Bright and neutrally decorated, the room benefits from a large window allowing plenty of natural light, creating a pleasant and airy feel.

BEDROOM THREE

A well-presented and versatile third bedroom, filled with natural light from the front-facing window. Currently arranged as a comfortable single bedroom with study space, the room offers excellent flexibility and would be ideal as a child's bedroom, nursery or home office. Additional overhead storage provides practical space while maximising the room's functionality.



EXTERIOR

Externally, the property is set back behind a well-maintained lawned front garden with mature planting and a generous driveway providing ample off-road parking, leading to a detached garage. The enclosed rear garden has been designed for low-maintenance living, featuring a spacious paved patio ideal for outdoor dining and entertaining, with additional seating areas and fenced boundaries offering a good degree of privacy. The detached garage provides excellent storage or secure parking.



PURCHASE DETAILS: Please note that the services & appliances have not been tested & the property is sold on that basis.

Once you are interested in purchasing this property, ideally call in person or telephone this office to discuss your offer, we would suggest that this is done before contacting a bank, building society or solicitor as any delay could result in the property being sold to someone else and any survey and legal fees being unnecessarily incurred.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	66 D	73 C
39-54	E		
21-38	F		
1-20	G		