



Glenholme Park, Clayton

£375,000

* DETACHED * FOUR BEDROOMS * TWO RECEPTION ROOMS * TWO BATH/SHOWER ROOMS *

* SMALL CUL-DE-SAC * POPULAR LOCATION * FAMILY SIZED * GARDENS * DRIVE * GARAGE *

Welcome to this four-bedroom detached property, perfectly nestled in a small and quiet cul-de-sac, offering ideal family-sized accommodation.

This home boasts generous living spaces, designed for both comfort and style.

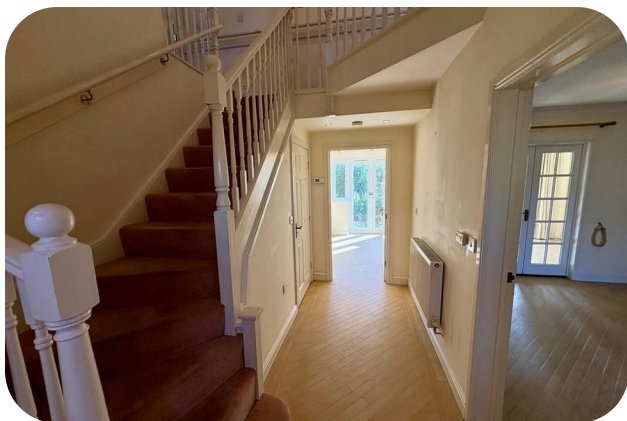
As you enter, you're greeted by a spacious hallway leading to a beautifully appointed living room - perfect for family gatherings. The kitchen is equipped with integrated appliances creating an inviting atmosphere for entertaining.

Within easy reach of Clayton Village which boasts amenities, shops and local schools.

There are four well-proportioned bedrooms which provide ample space for a growing family, with the master suite featuring an en-suite shower room for added convenience.

Outside, the property has an enclosed garden to the rear, together with a driveway leading to an integral garage.





Entrance Hall

With radiator.

Cloakroom/WC

Two piece suite comprising low suite wc, pedestal wash basin, radiator and storage cupboard.

Lounge

17'9" x 13'3" (5.41m x 4.04m)

With a living flame gas fire in fireplace surround, double glazed bay window and radiator.

Dining Room

8'8" x 10'7" (2.64m x 3.23m)

With radiator and French doors to rear garden.

Dining Kitchen

19'9" x 10'3" (6.02m x 3.12m)

With fitted wall and base units incorporating stainless steel sink unit, tiled splashback, integrated fridge/freezer, dishwasher, range style cooker with extractor over, radiator, French doors to rear, double glazed window.

Utility

With fitted wall and base units incorporating stainless steel sink unit, plumbing for auto washer, radiator.

First Floor Landing

With radiator, double glazed window and useful storage cupboard.

Bedroom One

11'8" x 10'6" (3.56m x 3.20m)

With fitted wardrobes, radiator and double glazed window. En-Suite Shower Room;

En Suite Shower Room

Three piece suite comprising shower cubicle, low suite wc, pedestal wash basin, radiator and double glazed window.

Bedroom Two

12'7" x 12'2" (3.84m x 3.71m)

With built in wardrobes, radiator and double glazed window.

Bedroom Three

13'7" x 10'4" (4.14m x 3.15m)

With radiator and double glazed window.

Bedroom Four

11'2" x 8'3" (3.40m x 2.51m)

With radiator and double glazed window.





Bathroom

Four piece suite comprising panelled bath, shower cubicle, low suite wc, pedestal wash basin, radiator, double glazed window.

Exterior

To the outside there are gardens to both front and rear, driveway and integral garage.

Directions

From our office on Queensbury High Street head toward Gothic St, continue to follow A647 for 0.7 miles towards Bradford, turn left onto Baldwin Ln, at the roundabout take the 2nd exit onto Clayton Ln, right onto Park Ln, left onto Nursery Rd, right onto Station Rd, Station Rd turns left and becomes Pasture Ln, turn right onto Glenholme Park.

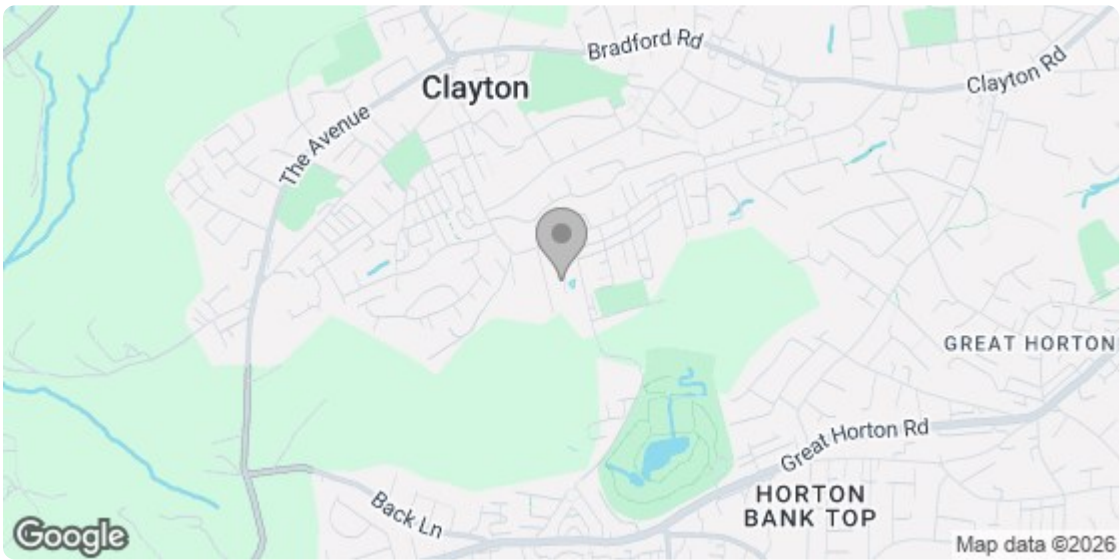
TENURE

FREEHOLD

Council Tax Bax

F / Bradford





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	70	72
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		

Agent Notes & Disclaimer We endeavour to make our particulars fair, accurate and reliable. The information provided does not constitute or form part of an offer or contract, nor may it be regarded as representation. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and for guidance only, as are floorplans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for purpose. We strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. Money Laundering Regulations Intending purchasers will be asked to produce identification and proof of finance. We would ask for your co-operation in order that there will be no delay in agreeing a sale. We are covered and members of The Property Ombudsman.

