



## 12 Viaduct View, Clayton, Bradford, BD14 6FQ

Offers Over £400,000

- STUNNING FOUR BEDROOM DETACHED
- SUPERB NEW KITCHEN WITH APPLIANCES
- UPGRADED INTERNAL DOORS, LIGHT SWITCHES AND SOCKETS
- HAND LAID SOLID OAK FLOORING THROUGHOUT
- AVAILABLE WITH NO CHAIN
- LUXURY BESPOKE FIXTURES & FITTINGS
- REFURBISHED BATHROOMS. ALARM & CCTV
- IMPRESSIVE MARBLE FIREPLACE & WALL PANELLING
- STUNNING OPEN VIEWS TO THE REAR
- OFF-ROAD PARKING & EV CHARGE POINT

# 12 Viaduct View, Bradford BD14 6FQ

**\*\* STUNNING FOUR BEDROOM DETACHED \*\* TASTEFULLY APPOINTED THROUGHOUT \*\* MANY RECENT IMPROVEMENTS \*\* QUALITY FIXTURES AND FITTINGS \*\*** Bronte Estates are delighted to list for sale this fantastic family home located in Clayton with rural views to the rear. Although the property is only a few years old the owners have replaced the kitchen, all the bathrooms and installed bespoke solid oak flooring throughout, plus fitted wardrobes. No expense has been spared! To the ground floor is a hallway, dining-kitchen, living room, utility room and a garage conversion creating an office and storage space. To the first floor are four bedrooms, master with en-suite and a stunning family bathroom. Off-road parking, enclosed rear garden and breathtaking views complete this highly desirable property. View now!



Council Tax Band: E



## Hall

10'4 x 6'5

Stairs lead off to the first floor, cloaks cupboard, central heating radiator and solid oak flooring that runs throughout the entire ground floor.

## Living Room

16'2 x 12'0

The focal point of the living room is the stunning oak floor and an impressive marble fireplace with an inset electric flame effect fire. Three windows allowing for plenty of natural light, two central heating radiators and feature wall panelling.

## Dining-Kitchen

18'0 x 13'0

A most impressive kitchen/dining/living space with a new kitchen incorporating Quartz work surfaces and NEFF integrated appliances, including a dishwasher, electric oven, gas hob, extractor and a wine cooler. Inset sink with pot-washer tap, two central heating radiators and a windows & French doors to the rear elevation.

## Utility Room

5'8 x 5'7

Plumbing for a washing machine, space for a tumble dryer, Quartz work surface and fitted base and wall unit. Window to the rear elevation, door to the converted garage and a door to the WC.

## WC

Low flush WC, floating washbasin with storage below, brass tap & accessories, extractor and a central heating radiator.

## Pantry / Office

10'2 x 8'9

Forming part of the original garage space and now offering a converted room with pantry/storage space and an office area. Door to:

## Storage

9'2 x 7'5

'Up and over' Garage door to the front.

## First Floor Landing

17'0 x 6'2

Doors off to all bedrooms and the family

bathroom. Window to the front, double door storage cupboard and a central heating radiator. Access to the loft space via a drop-down ladder.

## Bedroom One

12'0 x 11'5

Feature panelled wall/headboard with bedside lighting, window to the front elevation, central heating radiator and a door to:

## En-suite

Double walk-in shower cubicle with a mains powered shower and glass sliding doors, pedestal washbasin and a low flush WC. Large heated anti-mist LED wall mirror, window to the side elevation and a chrome heated towel rail.

## Bedroom Two

11'9 x 11'5

Window to the rear elevation and a vertical central heating radiator.

## Bedroom Three

11'9 x 10'1

Wall to wall fitted wardrobes, central heating radiator and a window to the front elevation.

## Bedroom Four

11'3 x 9'3

Fitted wall to wall wardrobes with sliding doors and down-lights, window to the rear elevation and a central heating radiator.

## Family Bathroom

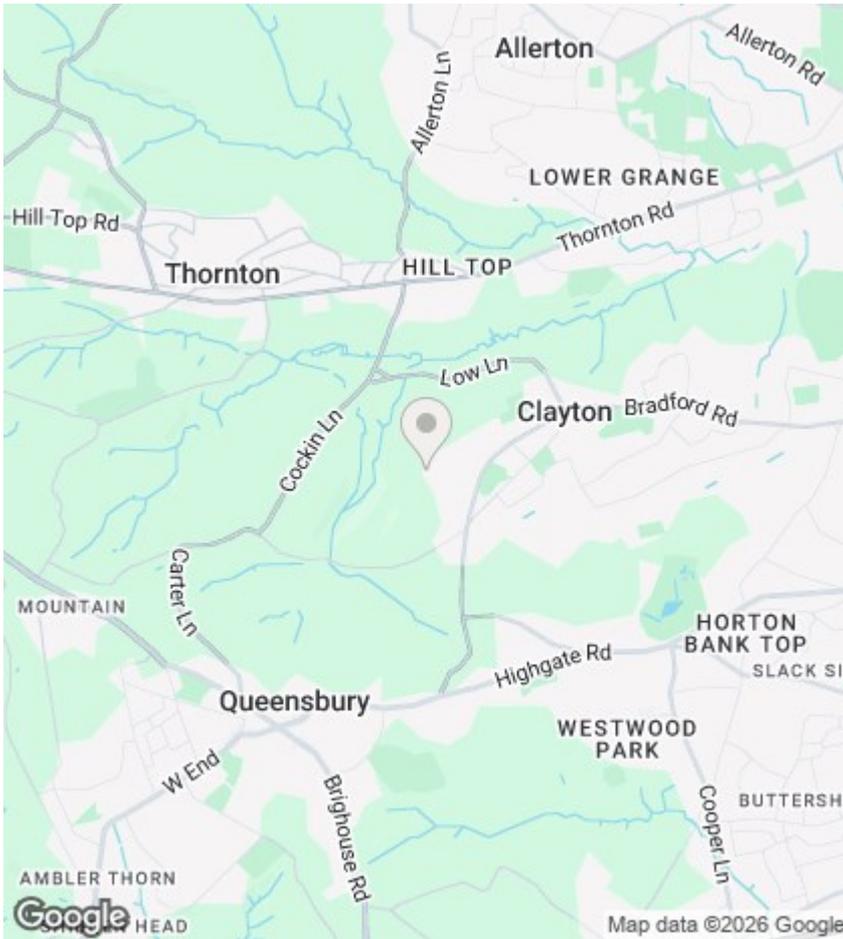
A modern, fully tiled bathroom comprising of a bath with rainfall shower over and a handheld attachment, floating washbasin with storage below, low flush WC, under-floor heating, chrome heated towel rail and a window to the rear elevation.

## External

To the front of the property is a block paved driveway with parking for two cars, EV charge point, lawn and flowerbeds. Gates to either side of the property lead to the rear. The rear garden is level, fully enclosed and features paved patio seating areas and is mainly laid to lawn. High boundary fence adjacent to open countryside.







## Directions

## Viewings

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

## EPC Rating:

B

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>93</b>
(81-91) <b>B</b>		<b>84</b>	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

