



## Station Road, Clayton

**£565,000**

\* DETACHED \* FOUR BEDROOMS \* BEAUTIFULLY PRESENTED \* SELF-CONTAINED ANNEX \*  
 \* TWO RECEPTION ROOMS \* LANDSCAPED GARDENS \* AMPLE PARKING \*

This unique four bedroom detached home offers an exceptional opportunity for flexible, multi-generational living, complete with a superb self-contained one-bedroom annex (with its own entrance).

Beautifully presented throughout, the property seamlessly blends stunning modern finishes with charming original features.

The main house boasts two elegant reception rooms, ideal for both relaxing and entertaining, alongside a bright and inviting sun room that overlooks the gardens. To the first floor are four generously sized double bedrooms, including a spacious principal bedroom with en-suite, as well as a stylish family bathroom. Externally, the home is equally impressive, featuring superbly landscaped gardens that provide a private and tranquil setting. A substantial driveway offers ample off-road parking for multiple vehicles.

Further enhancing its appeal, the property presents exciting potential for extension or additional development, subject to the necessary planning permissions - making it a truly versatile home suited to a range of lifestyles.





## Reception Hall

With radiator and understairs storage.

## Lounge

18'4" x 12'4" (5.59m x 3.76m)

With fireplace surround, radiator, coving to ceiling and ceiling rose, double glazed window.

## Sitting Room

14' x 13'4" (4.27m x 4.06m)

With living flame gas fire in fireplace surround, radiator, double glazed window, coving to ceiling, French door.

## Kitchen

12'5" x 11'1" (3.78m x 3.38m)

Modern fitted kitchen having a range of wall and base units incorporating sink unit, integrated dishwasher, oven, hob, extractor fan, radiator and double glazed window.

## Sun Room

12'8" x 8'7" (3.86m x 2.62m)

With radiator, double glazed window, bi-fold doors to garden.

## First Floor

### Bathroom

Modern three piece suite comprising freestanding bath, wash basin, low suite wc, radiator and double glazed window.

### Bedroom One

13'2" x 12'4" (4.01m x 3.76m)

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

### En Suite Shower Room

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

### Bedroom Two

10'9" x 9'9" (3.28m x 2.97m)

With sliding door wardrobes, radiator and double glazed window.





### Bedroom Three

13'5" x 9' (4.09m x 2.74m)

With radiator and double glazed window.

### Bedroom Four

10'3" x 9'9" (3.12m x 2.97m)

With radiator and double glazed window.

### Exterior

Superb landscaped garden with well stocked borders, shrubs, lawn and patio, together with ample driveway parking.

### TENURE

FREEHOLD

### Council Tax Band

E / Bradford

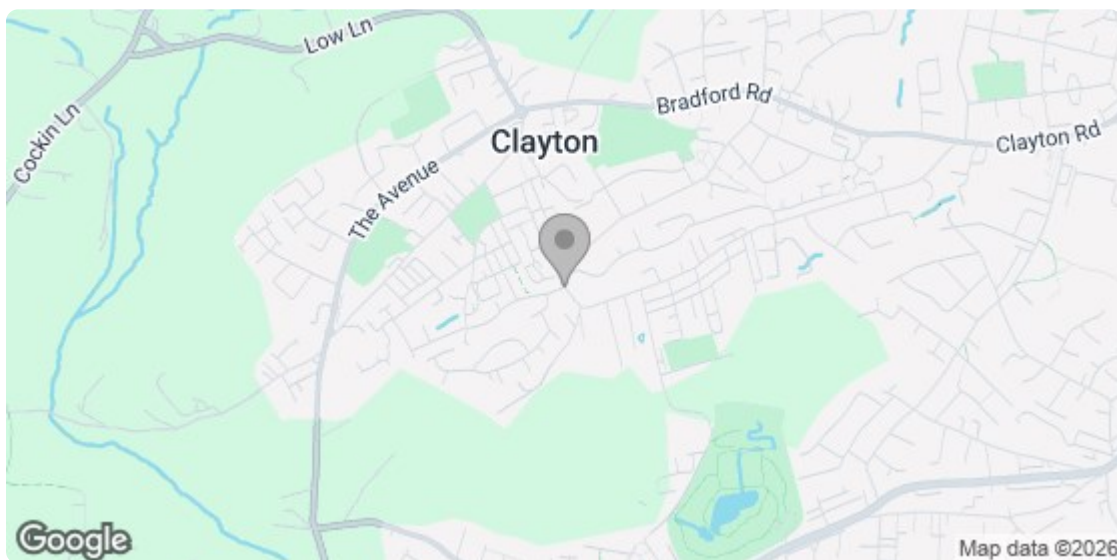


# Station Road, BD14

Approximate Gross Internal Area = 209.3 sq m / 2253 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1298779)



| Energy Efficiency Rating                       |         |           |
|------------------------------------------------|---------|-----------|
|                                                | Current | Potential |
| Very energy efficient - lower running costs    |         |           |
| (92 plus) <b>A</b>                             |         |           |
| (81-91) <b>B</b>                               |         |           |
| (69-80) <b>C</b>                               |         |           |
| (55-68) <b>D</b>                               | 66      | 76        |
| (39-54) <b>E</b>                               |         |           |
| (21-38) <b>F</b>                               |         |           |
| (1-20) <b>G</b>                                |         |           |
| Not energy efficient - higher running costs    |         |           |
| England & Wales                                |         |           |
| EU Directive 2002/91/EC                        |         |           |
| Environmental Impact (CO <sub>2</sub> ) Rating |         |           |

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