



**202 Hunters Park Avenue, Clayton, Bradford, BD14 6EW**

**£240,000**

- EXTENDED SEMI DETACHED
- TWO-STOREY SIDE EXTENSION
- 15' CONSERVATORY
- SIDE PORCH / UTILITY / STORAGE
- PART GAS CENTRAL HEATING
- THREE BEDROOMS
- LARGE KITCHEN-DINER
- OPEN ASPECT TO THE REAR
- UPVC DOUBLE GLAZING
- SOLD WITH NO CHAIN



# 202 Hunters Park Avenue, Bradford BD14 6EW

**\*\* EXTENDED THREE BEDROOM SEMI DETACHED \*\* BACKING ON TO OPEN FIELDS \*\* OFF-ROAD PARKING \*\* CONSERVATORY \*\*** Bronte Estates are delighted to list this spacious three bedroom semi detached with a two-storey side extension, located in the popular Hunters Park area of Clayton. To the ground floor is an entrance porch, hallway, lounge, extended 23' kitchen and open plan dining room, conservatory and a utility/store room. To the first floor are three bedrooms and a large family bathroom. Driveway to the front and an enclosed rear garden with a pleasant aspect across open fields.



Council Tax Band: C



### **Entrance Porch**

UPVC door and windows, tiled floor and a composite door leading to:

### **Hallway**

Tiled floor, stairs off to the first floor, electric wall heater and a door to the lounge.

### **Lounge**

14'3 x 11'0

Bay window to the front elevation and a living flame gas fire set in a modern surround with a granite inlay and hearth.

### **Dining - Kitchen**

23'6 x 11'6

A spacious dining kitchen with plenty of space for a large dining table & chairs and French doors leading to the conservatory. The kitchen area comprises of a good range of fitted units, work surfaces and a Belfast sink. A double gas range cooker is included in the sale with five gas rings, plate warmer, two ovens, grill and pan drawer, plus an extractor canopy above. A large American Fridge-Freezer with water cooler is also included in the sale. Plumbing for a dishwasher, window to the rear elevation and an electric wall heater. Door to:

### **Side Hall / Utility**

15'8" x 7'6"

UPVC front entrance door and window, tiled floor and a range of fitted base and wall units. Currently used for storage but could be suitable for a variety of uses.

### **Conservatory**

15'0 x 12'0

White UPVC door and windows, a tiled and insulated roof, plus a utility area with plumbing for a washing machine.

### **First Floor**

Landing area with an airing cupboard, window to the side elevation and access to a boarded loft space via a drop-down ladder.

### **Bedroom One**

14'1 x 9'2

Window to the front elevation and laminate flooring.

### **Bedroom Two**

11'8 x 9'2

Window to the rear elevation enjoying the open aspect and an electric wall heater.

### **Bedroom Three**

8'4 x 6'1

Window to the front elevation, laminate flooring and a central heating radiator.

### **Bathroom**

14'7 x 7'4

A spacious extended family bathroom comprising of a corner bath with telephone style shower taps, a double width walk-in shower enclosure with glass doors and an electric shower, low flush WC and twin wash basins set in a vanity unit with storage below. Two windows to the rear elevation and a central heating radiator.

### **External**

To the front of the property is a paved driveway with parking for two cars and a raised flower bed. To the rear is a low maintenance, enclosed garden with a garden shed, pond, paved patio and views across open fields.

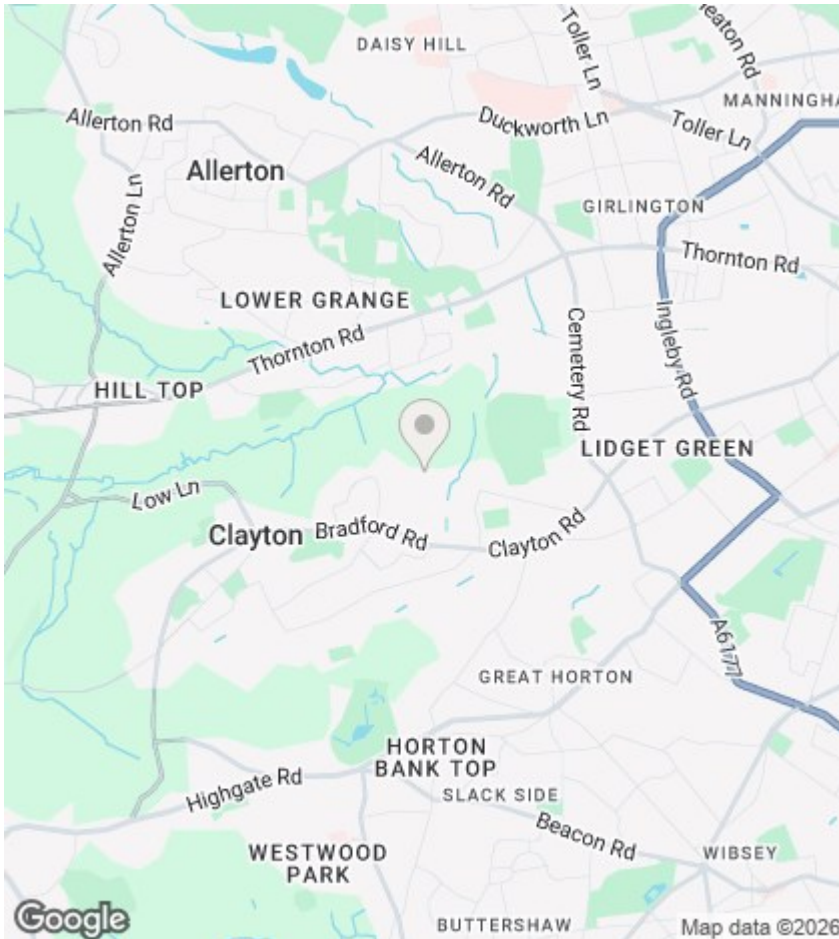












## Directions

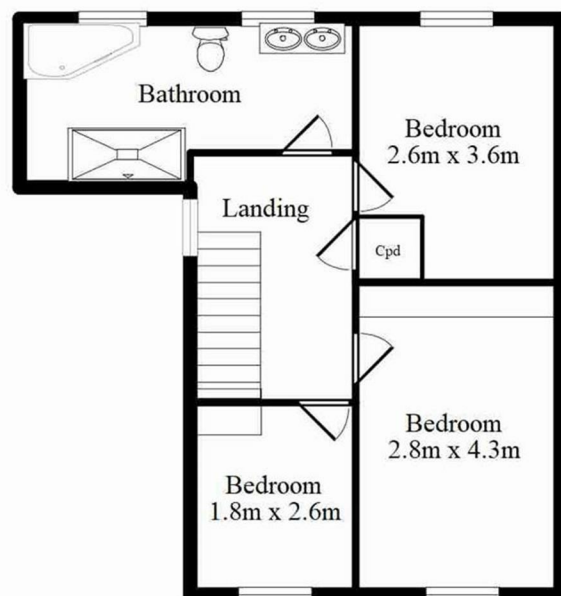
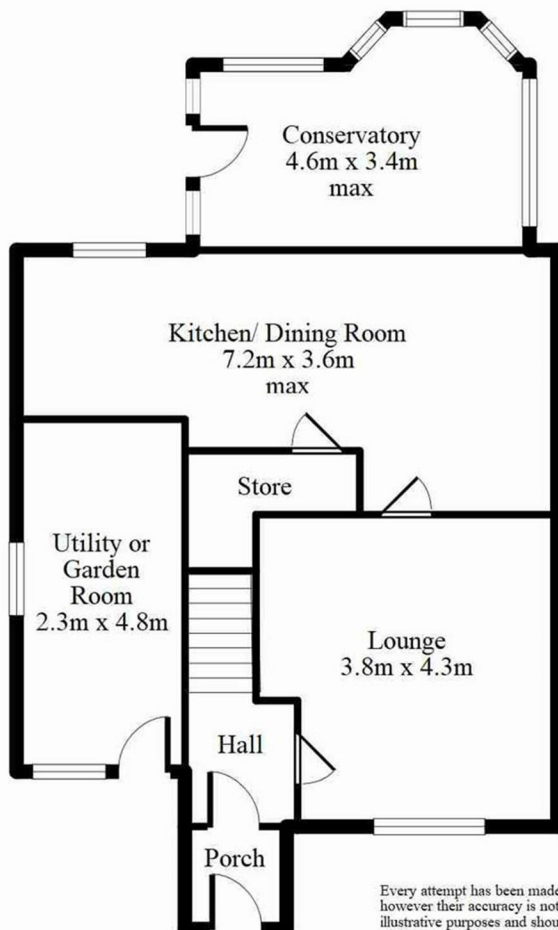
## Viewings

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

## EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		66	72
(39-54) E			
(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