



## 8 Brooks Terrace, Clayton Heights, Bradford, BD13 1EU

£310,000

- SPACIOUS THREE BEDROOM DETACHED
- SUPERBLY PRESENTED THROUGHOUT
- ENCLOSED REAR GARDEN
- POPULAR LOCATION
- WELL PROPORTIONED ROOMS
- DRIVE FOR THREE CARS PLUS GARAGE
- GAS CH & UPVC DG
- DETACHED WORKSHOP/STORE
- CLOSE TO LOCAL SCHOOLS
- EARLY VIEWING ADVISED

# 8 Brooks Terrace, Bradford BD13 1EU

**\*\* SUBSTANTIAL THREE BEDROOM DETACHED \*\* VERY SPACIOUS \*\* THREE DOUBLE BEDROOMS \*\* TASTEFULLY APPOINTED & WELL PRESENTED \*\* INTEGRAL GARAGE & DRIVEWAY \*\*** Bronte Estates are delighted to offer for sale this impressive three bedroom detached property in the popular area of Clayton Heights. Offering modern, neutral decor, light and airy rooms, an enclosed rear garden with detached workshop and an integral garage. Briefly comprising of: entrance porch, spacious hallway, lounge with a modern solid fuel stove and an archway to the dining room, kitchen, ground floor WC, a well proportioned landing with feature arched window, three generously sized double bedrooms and a family bathroom with a shower room off. A highly desirable property, arrange your viewing now!



Council Tax Band: E



### **Porch**

The front entrance door leads into a small porch with a door through to the main hall.

### **Hall**

11'8 x 10'4

Stairs lead off to the first floor, doors to the WC, lounge and kitchen. Laminate flooring, central heating radiator, two wall lights and under-stairs storage.

### **Lounge**

17'0 x 11'9

A spacious reception room with an archway to the dining room. Modern solid fuel stove, bay window to the front elevation, laminate flooring and a central heating radiator.

### **Dining Room**

11'8 x 11'7

French doors leading out to the rear garden, laminate flooring and a central heating radiator.

### **Kitchen**

13'4 x 7'8

A fully fitted kitchen with a range of base and wall units, laminated work surfaces and splash-back wall tiling. There is plumbing for a dishwasher and washing machine plus space for a tumble dryer. Integrated double electric oven and grill, four ring gas hob with extractor above and a window to the rear elevation. Exterior door to the side elevation and a central heating radiator.

### **WC**

A handy ground floor WC with washbasin, fitted storage, central heating radiator and a window to the front elevation.

### **First Floor Landing**

18'4 x 5'6

Arched window to the front elevation, open-spindle balustrade, walk-in storage cupboard and doors off to the bedrooms and bathroom. A drop down ladder leads to a part-boarded loft space.

### **Bedroom One**

16'4 x 13'3

Windows to both the front and rear elevations and two central heating radiators.

### **Bedroom Two**

15'4 x 11'8

Window to the front elevation and a central heating radiator.

### **Bedroom Three**

13'7 x 11'8

Window to the rear elevation, fitted three-door wardrobe and a central heating radiator.

### **Bathroom**

A fully tiled bathroom comprising of a whirlpool bath with telephone style shower attachment, wall to wall fitted unit housing the washbasin and several storage cupboards. Chrome heated towel rail and a window to the rear elevation.

### **Shower Room**

Accessed from the bathroom is a separate fully tiled shower room with a walk-in shower and a corner washbasin.

### **WC**

Separate WC with fully tiled walls and a side window.

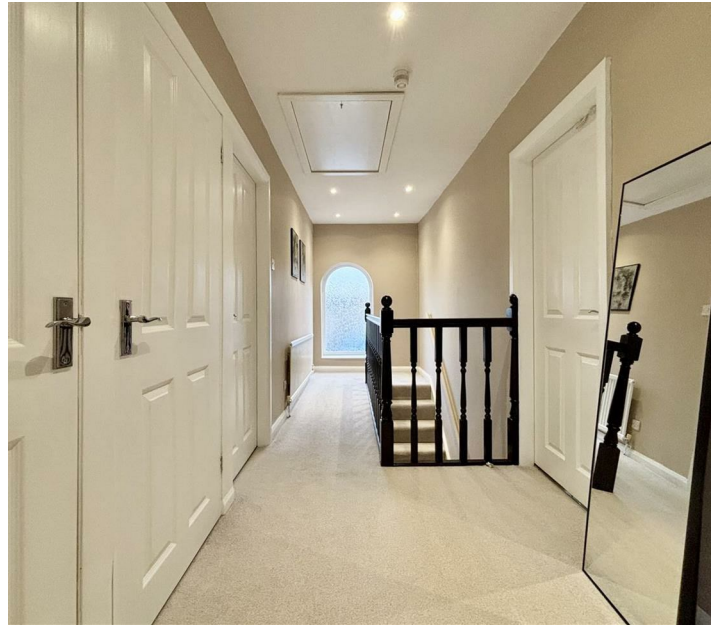
### **External**

To the front of the property is a private driveway with parking for three cars, a small lawn, flowerbed and access to the garage. To the rear and side is a fully enclosed garden consisting of a paved patio seating area, lawn, flowerbeds, mature shrubs and trees plus a detached workshop/store with a tiled roof, UPVC door and windows.

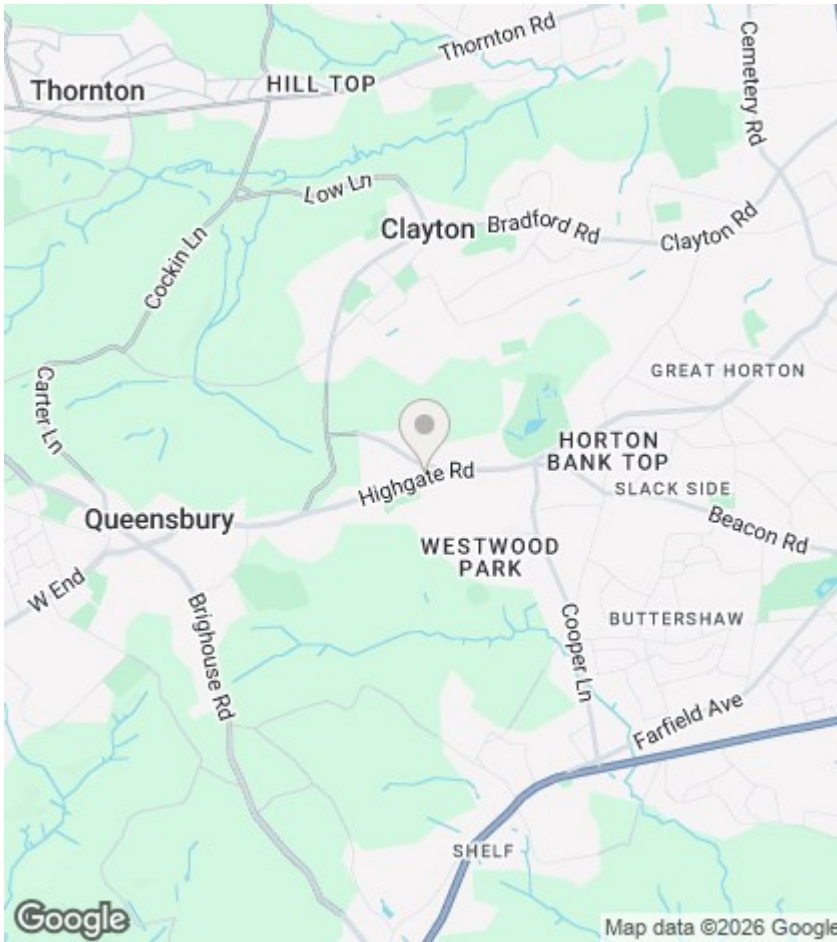
### **Garage**

19'0 x 8'5

Single integral garage with an electric door to the front and a rear access door, power and lighting.







## Directions

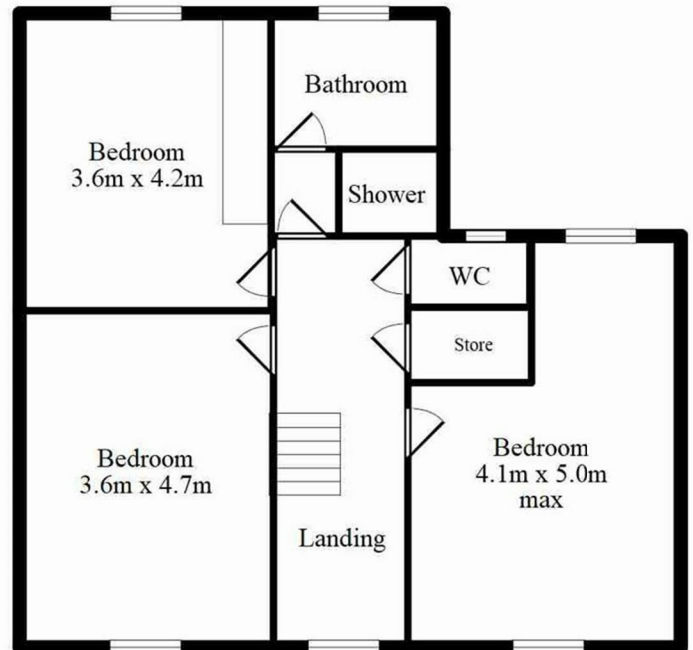
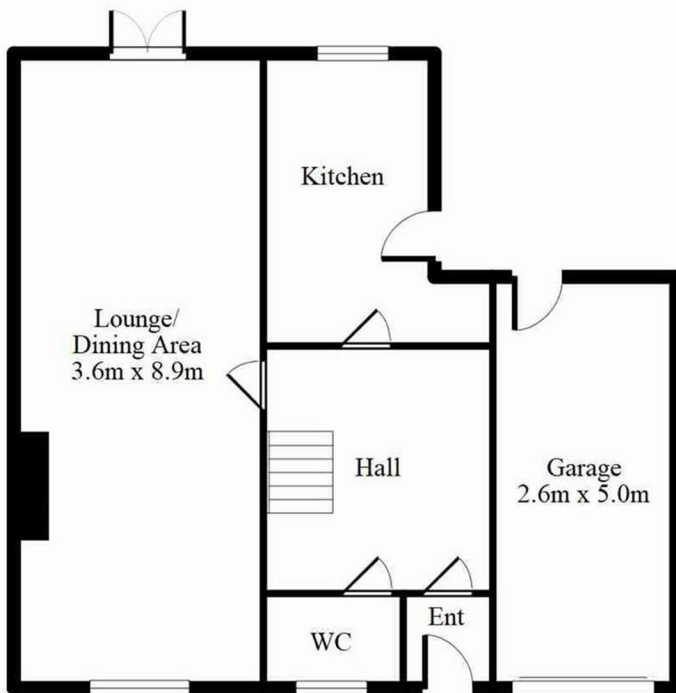
## Viewings

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			81
(69-80) C			
(55-68) D		63	
(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 2026