bronte estates









5 Alton Croft, Clayton, Bradford, BD14 6NY

£375,000

- F I V E DOUBLE BEDROOM LINK DETACHED
- RURAL VIEWS TO THE REAR
- RECENTLY REDECORATED THROUGHOUT
- STUNNING REAR GARDEN
- SUITABLE FOR A LARGE FAMILY
- F O U R BATHROOMS
- GARAGE AND FOUR PARKING SPACES
- NEW FLOORING THROUGHOUT
- DESIRABLE BACKWATER LOCATION
- A TURN KEY PROPERTY!

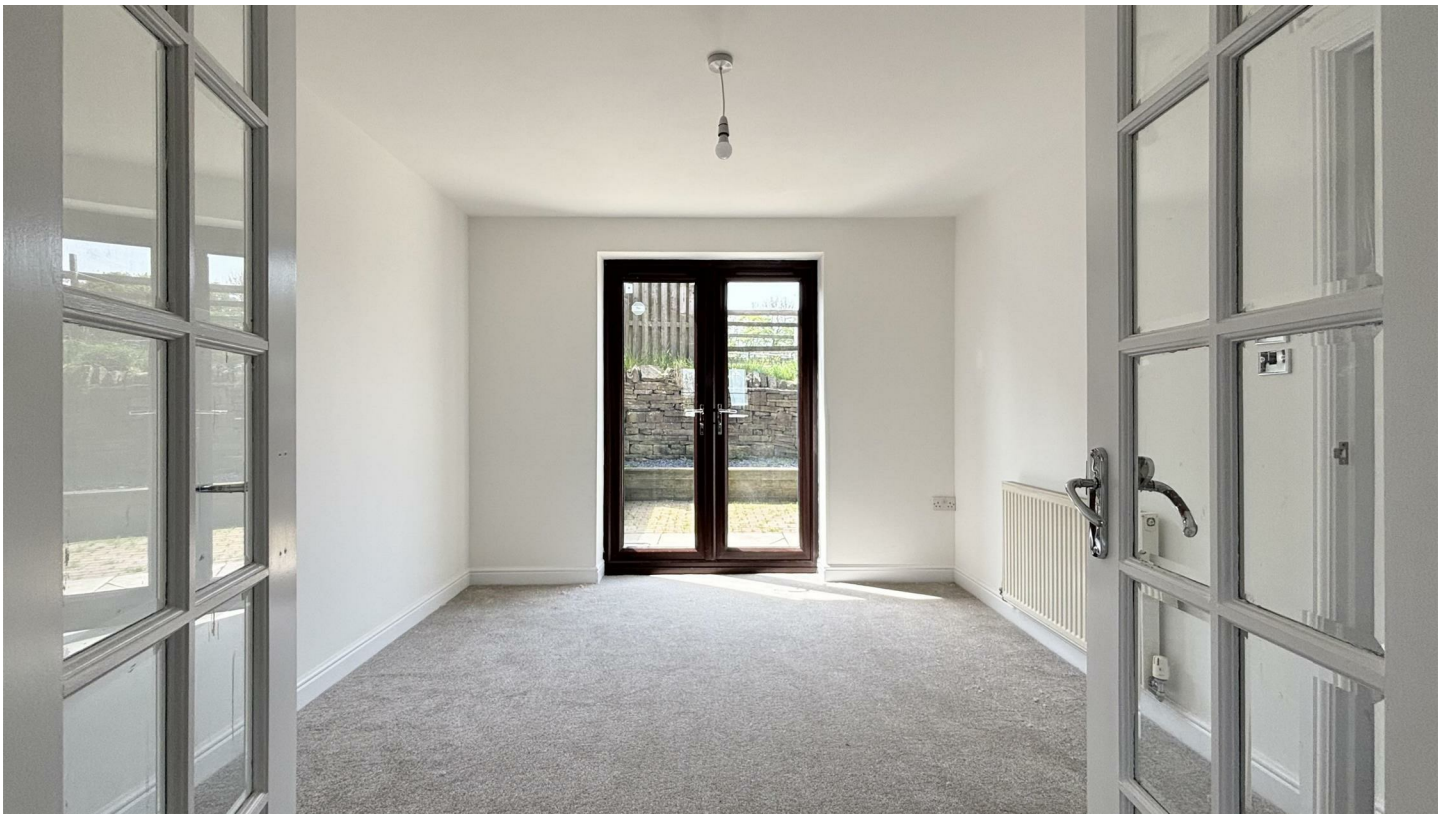
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** MUST SEE!! ** NEW PRICE!! ** SUBSTANTIAL FIVE BEDROOM LINK DETACHED ** FIVE DOUBLE BEDROOMS & FOUR BATHROOMS ** TWO RECEPTION ROOMS PLUS STUDY ** SEMI-RURAL POSITION ** PARKING FOR FOUR CARS ** Bronte Estates are delighted to list for sale this extremely spacious property, located on the edge of Clayton village with open fields to the rear and enjoying delightful rural views. Recently redecorated throughout, plus new flooring, new block-paved drive and a stunning remodelled back garden. This ideal family home is suitable for multi-generational living, boasting five generous bedrooms, four bathrooms, two-three reception rooms, off-road parking and a single garage. To the ground floor is a hallway, lounge, dining room, kitchen, utility room, office/study or an additional bedroom and a WC/Cloaks. To the first floor are four well proportioned double bedrooms, two with ensuite and a family bathroom. To the second floor is a spacious master suite with study/dressing area and a further ensuite. Enclosed rear garden, parking to the front & side and a quiet backwater location. Arrange your viewing now!

5 4 3 C

Council Tax Band:







GROUND FLOOR

Front Porch
UPVC door and windows, tiled floor and a door to the hallway.

Entrance Hall
Stairs lead off to the first floor, central heating radiator and doors off to the lounge, kitchen, WC and office/study.

Lounge
15'9 x 10'2
Window to the front elevation, central heating radiator and double doors to:

Dining Room
French doors leading to the rear garden door to the kitchen and a central heating radiator.

Kitchen
14'1 x 9'7
Fitted with a range of modern base and wall cabinets, granite work surfaces over and integrated appliances including a brand new gas hob and electric oven with an extractor over and a Smeg dishwasher. Central heating boiler, radiator, window to the rear elevation, external side entrance door and a door to:

Utility Room
Fitted with a base and wall unit, work surfaces, circular sink, plumbing for a washing machine and space for a tumble dryer.

Study / Bedroom 6
10'2 x 7'2
Window to the front elevation and a central heating radiator.

FIRST FLOOR
Landing area with open spindle balustrade and stairs leading off to the second floor. Central heating radiator. Doors off to four bedrooms and the family bathroom.

Bedroom Two
15'1 x 9'0
Window to the rear elevation with lovely open views, central heating radiator and a door to an en-suite shower room.

Ensuite
Shower cubicle with a mains powered shower, pedestal washbasin, low flush WC, central heating radiator and a window to the front elevation.

Bedroom Three
12'9 x 12'1
Window to the rear elevation with open aspect, central heating radiator and a door to an en-suite shower room.

Ensuite
Corner shower cubicle with a mains powered shower, pedestal washbasin, low flush WC, central heating radiator and a window to the rear elevation.

Bedroom Four
10'7 x 11'7
Window to the front elevation and a central heating radiator.

Bedroom Five
12'5 x 10'8
Window to the front elevation and a central heating radiator.

Family Bathroom
Panelled bath, pedestal washbasin, low flush WC, window to the rear elevation and a central heating radiator.

SECOND FLOOR
Study/office or dressing room area and a door to the master bedroom.

Bedroom One
17'5 x 15'3
A spacious master bedroom with three roof windows, central heating radiator and door to a large ensuite.

Ensuite
Corner shower cubicle with a mains powered shower, pedestal washbasin and a low flush WC. Roof window and a central heating radiator.

EXTERNAL
To the front of the property is a newly block paved driveway with parking for two cars. At the side of the house is a car port with covered

parking for a further two cars, plus a parking space in the garage. To the rear is a fantastic enclosed garden consisting of a large ceramic tile patio seating area that offers a good degree of privacy, a safe place for children & pets and is ideal for entertaining in the summer months. Alton Croft also has two shared visitor parking spaces.

Garage

Single garage with an 'up and over' door, window to the side, power and light.

PLEASE NOTE

Energy Performance Rating is 'C' and the the property will come with new electric and gas safety check certificates.















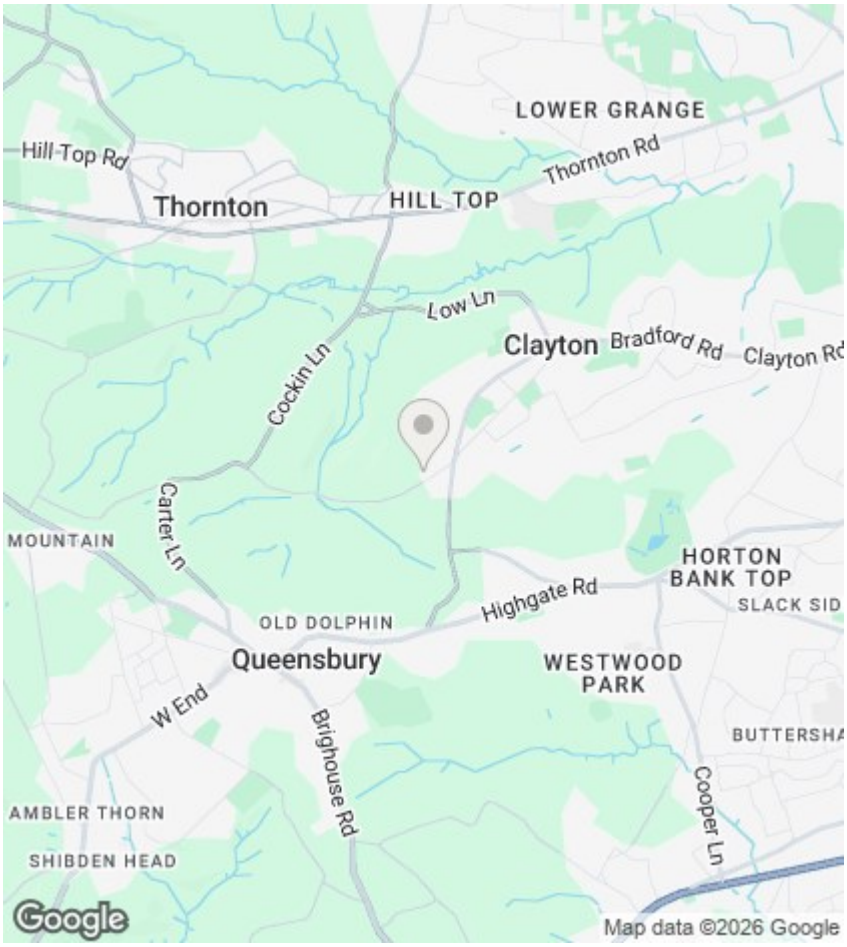












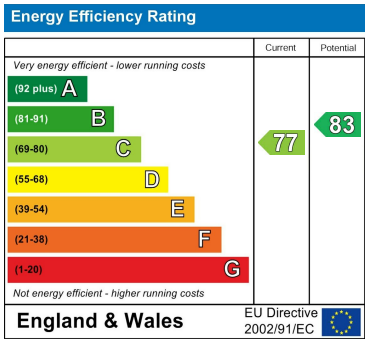
Directions

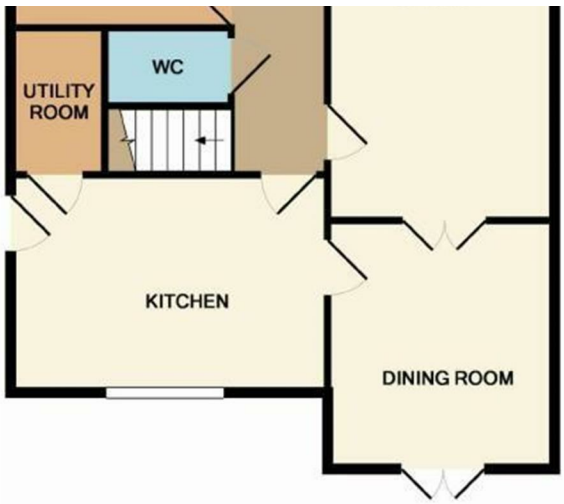
Viewings

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

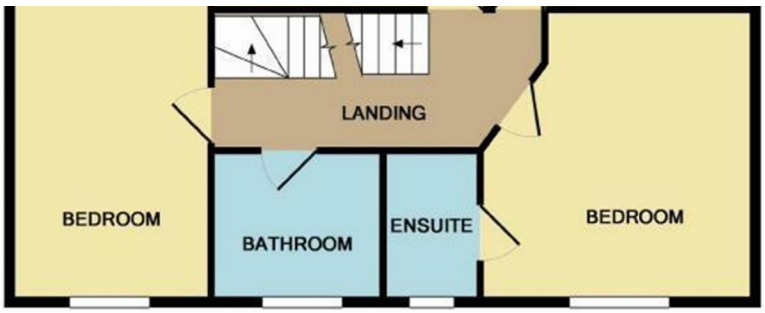
EPC Rating:

C





GROUND FLOOR
APPROX. FLOOR
AREA 629 SQ.FT.
(58.4 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 737 SQ.FT.
(68.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 1790 SQ.FT. (166.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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