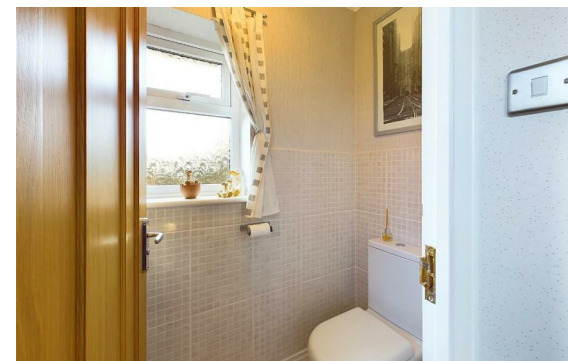




Brook Lane, Clayton, Bradford, BD14 6PH

- Family Home
- Double Garage
- Driveway for Several Cars
- OFFERED WITH NO CHAIN
- 3 Good Size Bedrooms
- Close to Open Fields
- Viewing a Must

Offers In Excess Of £350,000



Brook Lane, Clayton, Bradford, BD14 6PH

DESCRIPTION

Nestled in a sought-after location, adjacent to tranquil green spaces, this immaculate detached bungalow is now available for purchase. This well-maintained property boasts an array of features that are sure to capture your interest and make this your perfect family home.

One of the key features of this property is its well-thought layout, offering two inviting reception rooms, perfect for entertaining or unwinding after a long day. Complementing this is a spacious dining kitchen, complete with bi-folding doors that open onto the generously-sized garden, seamlessly blending indoor and outdoor living.

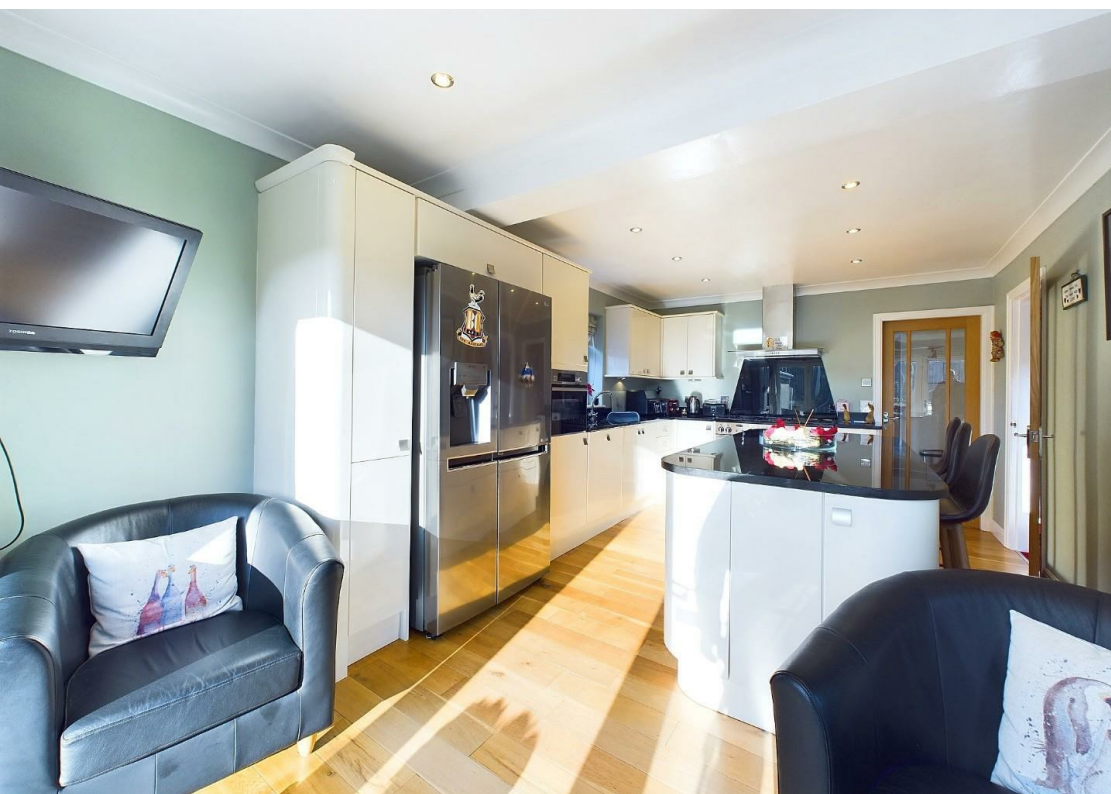
The property offers three double bedrooms, providing ample space for all members of the family. A well-appointed bathroom serves these bedrooms, offering all the modern conveniences you would expect from a home of this calibre.

The exterior of the property is equally as impressive, with parking space for several vehicles and the added benefit of a double garage. This feature, along with its close proximity to open fields, further enhances the appeal of this property.

The property exudes a warm and inviting atmosphere, making it an ideal home for families. The garden is a good size, providing a safe and secure environment for children to play, or for you to simply relax and enjoy the peaceful surroundings.

To fully appreciate the quality of accommodation on offer, a viewing is a must. The combination of the property's prime location and its excellent condition make this an opportunity not to be missed. This property represents a unique chance to acquire a beautiful family home in a desirable location.







Floor 0



Floor 1

Approximate total area¹⁸

1353.02 ft²

Reduced headroom

15.04 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft

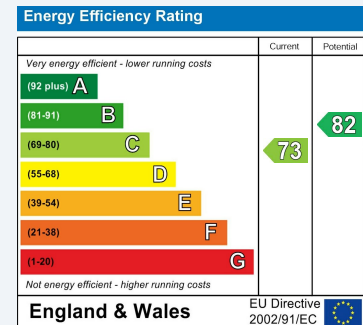
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

Viewings

Please contact shipleys@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.