



Alexander Square, Clayton, Bradford, BD14 6QU

- WELL-PRESENTED THROUGHOUT
- TWO RECEPTION ROOMS
- INTEGRATED KITCHEN APPLIANCES
- DOUBLE GLAZING
- COUNCIL TAX BAND B
- THREE DOUBLE BEDROOM MID THROUGH TERRACE FAMILY HOME
- FOUR PIECE BATH / SHOWER ROOM
- GARDENS FRONT AND REAR (WITH REAR PATIO)
- GAS CENTRAL HEATING
- EPC RATING GRADE C

Asking Price £180,000



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HUNTERS BRADFORD PRESENTS - ALEXANDER SQUARE- CLAYTON - BD14

WELL PRESENTED THROUGHOUT - THREE DOUBLE BEDROOM THROUGH TERRACE FAMILY HOME - TWO RECEPTION ROOMS - FOUR PIECE BATH / SHOWER ROOM - KITCHEN - GARDENS FRONT AND REAR - DOUBLE GLAZING - GAS CENTRAL HEATING - COUNCIL TAX BAND B - EPC RATING GRADE C

A deceptively spacious family home, located in the village of Clayton.

GROUND FLOOR

On entering this property you will step into, a nice bright room with fireplace, wooden floorboards, a built in storage unit and doors to both the kitchen and a second reception room. The kitchen has a good selection of both wall and base units, worktops to three sides, integrated freezer, fridge and washing machine, low level cooker and gas hob.

Reception room 2 is again nice and bright and overlooks the rear lawned garden, it has a wealth of period features including a slate fire surround, exposed wooden floorboards and this room gives access to the hallway with stairs leading to the first floor and a door leading out into the garden which has a lovely sunny aspect and a stone patio for alfresco dining, the rest is laid to lawn and some mature shrubs.

FIRST FLOOR

The landing is a good size, with a loft hatch. You will find access to all three double bedrooms and the family bath / shower room. The bedrooms are all good size double rooms which all benefit from having a nice sunny aspect with two having views over the lawned garden and the other overlooking the patio garden. The bathroom is a four piece with roll top free standing bath, shower cubicle, basin, WC and the walls and floor are fully tiled.

EXTERNAL

This lovely family home has a lawned garden with stone laid patio to the rear, a patio garden to the front with potential to create a parking space if needed.

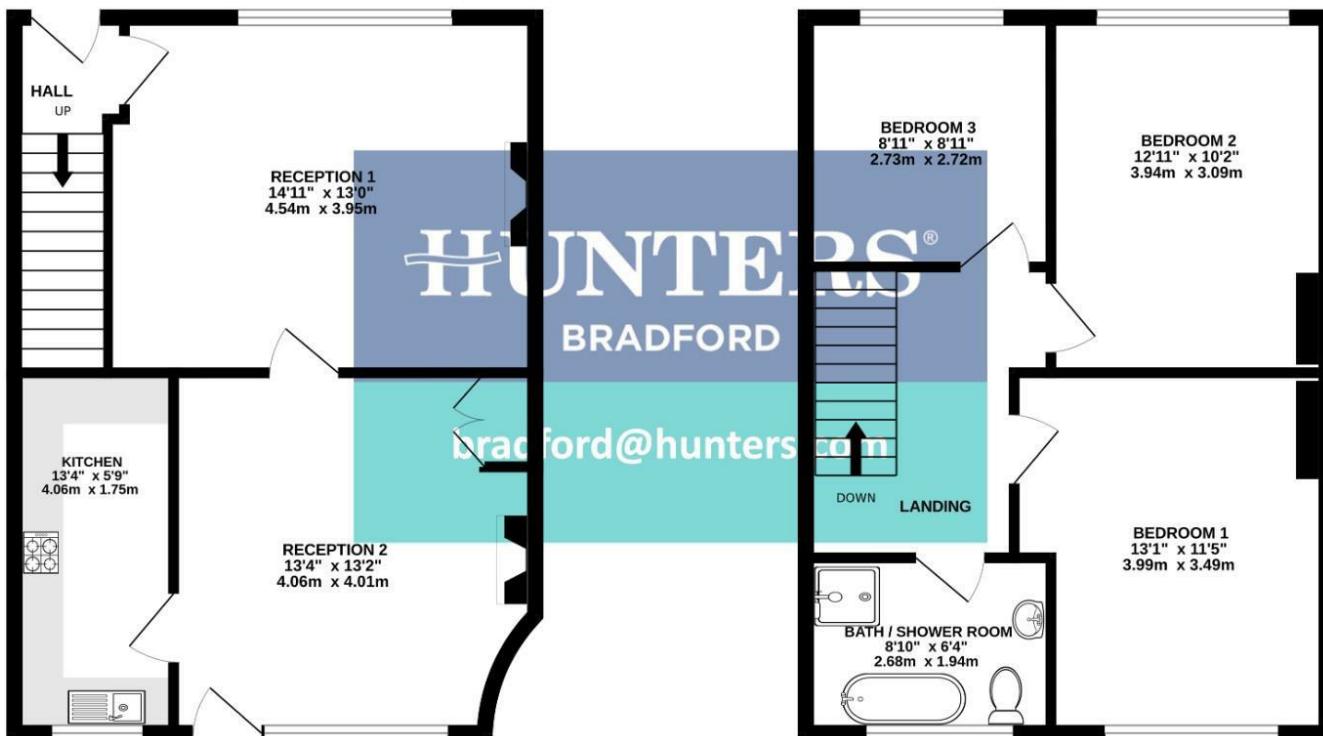
If you are looking for a good size family home in a quiet location with plenty of living space then this could be the home for you, close to local schools, amenities and transport links.





GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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 operation or efficiency can be given.
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Viewing

Please contact our Hunters Bradford Office on 01274 393955 if you wish to arrange a viewing appointment for this property or require further information.

45-47 Godwin Street, Bradford, BD1 2SH

Tel: 01274 393955 Email:

bradford@hunters.com <https://www.hunters.com>



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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		88	
(81-91) B		70	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.

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