

Charnock Bates
Chartered Surveyors & Auctioneers



1 The Old Village School Clayton

A superb, deceptively spacious Grade II Listed school conversion offering four bedroom accommodation. The property is situated within the heart of Clayton village. Ample parking and gardens.

GROUND FLOOR

Entrance Hall
Lounge
Dining/Sitting Room
Kitchen
Utility
W.C
Store Room
Access to the Cellar

FIRST FLOOR

Landing
Master Bedroom
En Suite Shower Room
Bedroom Two
Bedroom Three
Bedroom Four
House Bathroom

DISTANCES

Leeds approx 16 miles.
Bradford 3 miles.



LOCATION

Sought after village location, with 3 primary schools and within the excellent Thornton Grammar School catchment area. Located only a short distance from Bradford and approximately 15 minute drive from Halifax; There are superb country pubs within the area, supermarkets, a bakery, butchers, library, barbers, hairdressers and a local swimming pool. Clayton Village allows easy access to both Leeds Bradford Airport and Manchester International Airport. Train stations in both Halifax and Bradford which also provide access to the cities and also to London. Access to the moors is a short walk and there is easy access to a bus route.

GENERAL INFORMATION

A magnificent, Grade II listed property being one of only 8 within a school house conversion in the heart of Clayton village. The property has been renovated to a high standard and offers village life yet within walking distance of Clayton moors.

The entrance hall provides access to the kitchen, dining/sitting room, W.C and store Room. A staircase leads to the first floor landing. A door accesses the staircase which leads down to the keeping cellar.

Fitted base, drawer and eye level units to the kitchen with tiled splashbacks. The integrated appliances include an oven with 5 ring gas hob with extractor above and a dishwasher. Stainless sink and drainer unit. Mullion windows overlook the gardens. A door leads through to the utility room.

Fitted base unit also to the utility with stainless steel sink above. Plumbed for a washing machine. Mullion windows to the rear. Tiled floor. A door leads out to the side enclosed stone flagged patio.

The dining room is currently utilised as a sitting room with a bay window overlooking the front. A timber fire surround with decorative tiled inset incorporating a living flame coal effect gas fire. An open doorway leads through to the lounge.

The lounge is a spacious room with feature mullion windows overlooking the gardens. Stone fireplace with a cast iron inset and solid fuel burning grate.

A white suite to the W.C which comprises, wash hand basin and W.C.

A door accesses the store room which has the original fitted school cupboards to one wall.

The first floor landing provides access to bedrooms, two, three, four and house bathroom. An inner corridor leads to the master bedroom. All the bedrooms benefit from feature mullion windows.

A fitted white suite to the house bathroom which comprises, claw foot roll top bath with mixer tap and shower attachment, wash hand basin and W.C. Part tiled walls.

The master bedroom is a superb room with feature school arched mullion window to the side and feature beam structure to the ceiling. A door accesses the en suite shower room.

A white suite also to the en suite shower room, comprising, shower cubicle, wash hand basin and W.C.

EXTERNALS

Wrought Iron double gates lead through to a private block paved drive which creates ample parking. A lawned garden enclosed by stone walling frames the front and side of the property. There is an additional enclosed paved seating area which can be accessed via the utility room. Garden shed. Out door lighting.

FIXTURES AND FITTINGS

Only fixtures and fittings specifically mentioned in the particulars are included within the sale. Items not mentioned such as carpets and curtains may be available subject to separate negotiation.

LOCAL AUTHORITY

Bradford MBC

WAYLEAVES, EASEMENTS AND RIGHTS OF WAYS

The sale is subject to all of these rights whether public or private, whether mentioned in these particulars or not.

SERVICES

We understand that the property benefits from all mains services. Please note that any of the services have not been tested by the agents, we would therefore strictly point out that all prospective purchasers must satisfy themselves as to their working order.

TENURE

Freehold with vacant possession upon completion.

DIRECTIONS TO

From Halifax proceed on the A647 towards Queensbury via Boothtown. Proceed towards Queensbury Village to the traffic lights, continue straight forward until reaching a left turn onto Baldwin Lane. Follow Baldwin Lane until reaching a mini roundabout. At the roundabout, take the 2nd exit onto Clayton Lane. Continue forward, passing Victoria Park on your right and the property can be found on the right as indicated by a Charnock Bates sign board.

For Satellite Navigation - BD14 6QW

IMPORTANT NOTICE

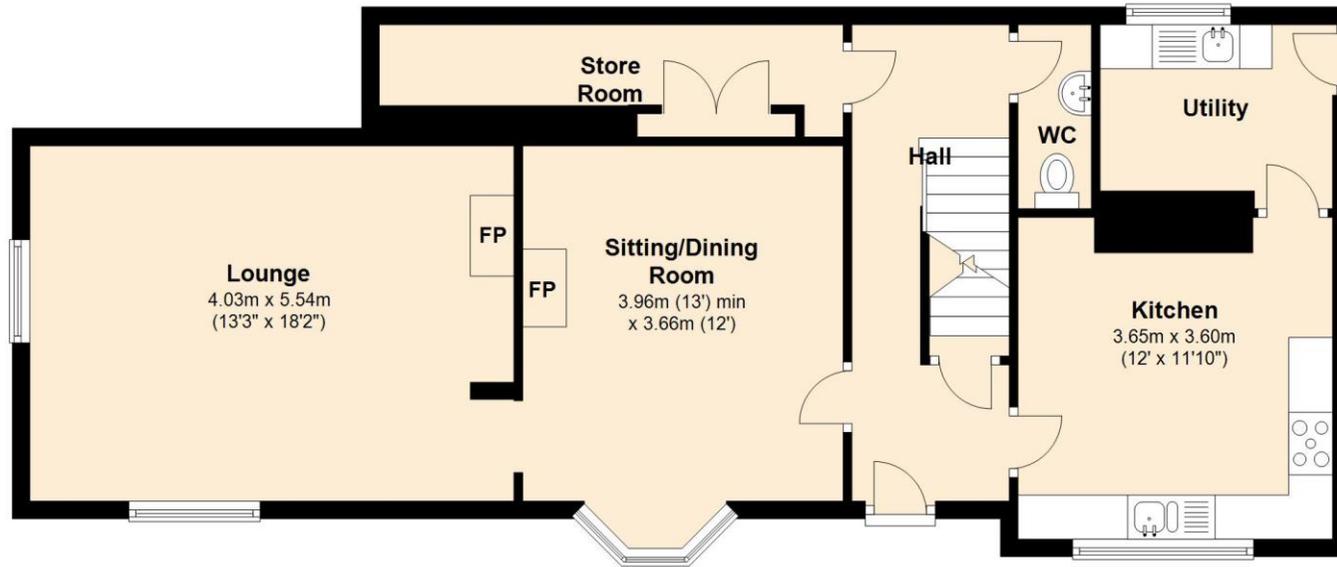
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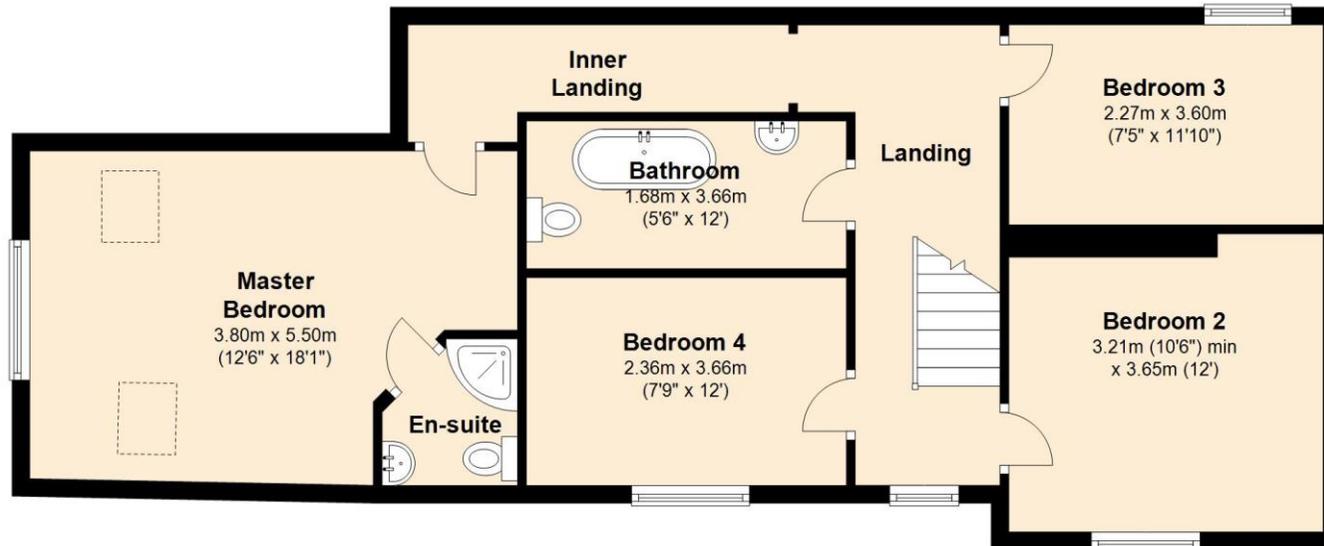




Ground Floor



First Floor





HALIFAX

Property House, Lister Lane, Halifax HX1 5AX
t 01422 380100

RIPPONDEN

250 Halifax Road, Ripponden HX6 4BG
t 01422 823777

HUDDERSFIELD

Oak House, New North Road, Huddersfield HD1 5LG
t 01484 903000