



## Nursery Road, Clayton

### Offers In Excess Of £200,000

\* COTTAGE \* FOUR BEDROOMS \* TWO RECEPTION ROOMS \* TWO BATH/SHOWER ROOMS \*  
\* POPULAR LOCATION \* BASEMENT ANNEX \* DECEPTIVELY SPACIOUS \*

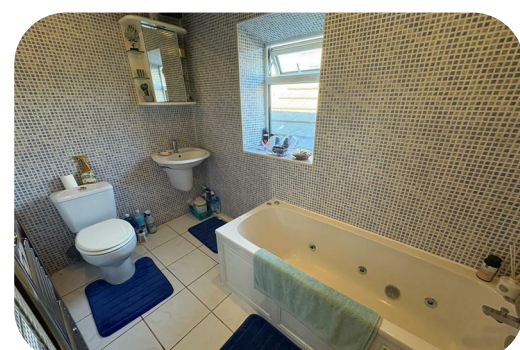
Nestled within easy walking distance of the ever-popular Clayton village, this deceptively spacious four-bedroom cottage offers an exceptional blend of charm, character, and versatile family living. Ideally positioned close to a range of local amenities, shops and schools, the property is perfectly suited to growing families seeking both convenience and individuality.

This delightful home retains a wealth of character features that enhance its warm and inviting atmosphere, while benefiting from modern comforts including gas central heating and double glazing. The accommodation briefly comprises a welcoming entrance, generous living spaces, and a well-appointed dining kitchen providing the perfect hub for family meals and entertaining. With four bedrooms, there is ample space for the whole family, while the useful basement annex offers superb flexibility and would make an ideal private retreat for a teenager, guest suite, or home office.

Further complemented by two bath/shower rooms, this charming property is designed to meet the demands of modern family life without compromising its cottage appeal.

Externally, the home enjoys a pleasant garden space, ideal for relaxing or outdoor entertaining.

Offering deceptively spacious accommodation in a highly convenient village location, this unique cottage presents a wonderful opportunity to acquire a characterful family home with flexible living space. Early viewing is highly recommended.





## Entrance Vestibule

### Lounge

15'6" x 13'2" (4.72m x 4.01m)

Having a multi fuel fire in stone fireplace surround, tiled floor, radiator, double glazed window.

### Dining Kitchen

16'6" x 9'9" (5.03m x 2.97m)

Modern fitted dining kitchen having a range of wall and base units incorporating granite work surfaces, range style cooker, extractor hood, integrated fridge/freezer, dishwasher, tiled floor, double glazed window.

## Lower Ground Floor

### Kitchen

10' x 5'8" (3.05m x 1.73m)

With fitted wall and base units incorporating stainless steel sink unit, fridge/freezer, oven, hob, plumbing for auto washer.

### Lounge

15'1" x 13'1" (4.60m x 3.99m)

With a feature fireplace surround, radiator.

### Shower Room

Three piece suite comprising shower cubicle, low suite wc, pedestal wash basin and radiator.

### Bedroom Four

12'4" x 9'2" (3.76m x 2.79m)

With radiator and double glazed window.

## First Floor

### Bedroom One

10'3" x 10'8" (3.12m x 3.25m)

With radiator and double glazed window.

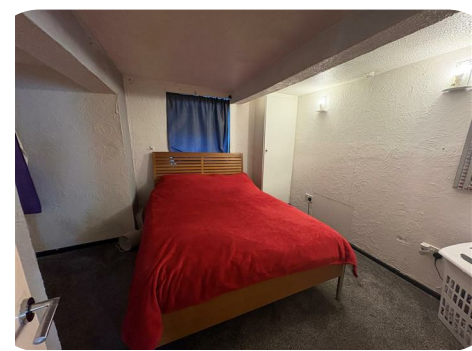
### Shower Room

With shower cubicle.

### Bedroom Three

10'6" max x 6'5" (3.20m max x 1.96m)

With radiator and double glazed window.





### Bedroom Two

11'3" x 6'6" (3.43m x 1.98m)

With radiator and double glazed window.

### Bathroom

Having a Jacuzzi style bath, low suite wc, pedestal wash basin, radiator and double glazed window.

### Exterior

To the outside there is a cottage style garden to the front with a seating area.

### Directions

From our office on Queensbury High Street head towards Gothic St, continue to follow A647 for 0.7miles towards Bradford, turn left onto Baldwin Ln, at the roundabout take the 2nd exit onto Clayton Ln, right onto Park Ln, left onto Nursery Rd and the property will be seen displayed via our For Sale board.

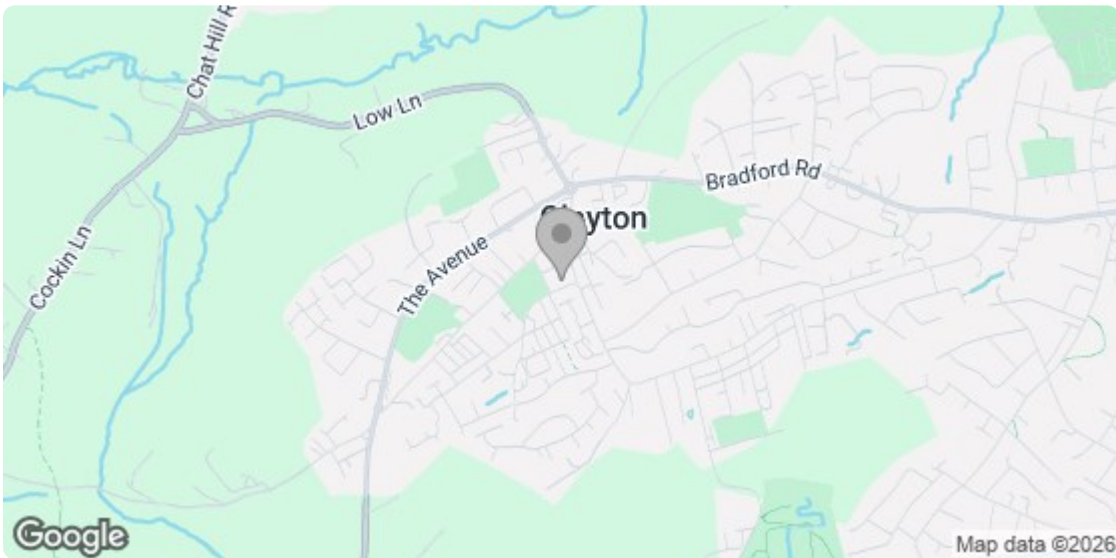
### TENURE

FREEHOLD

### Council Tax Band

B / Bradford





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
<b>Environmental Impact (CO<sub>2</sub>) Rating</b>			

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