



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 *

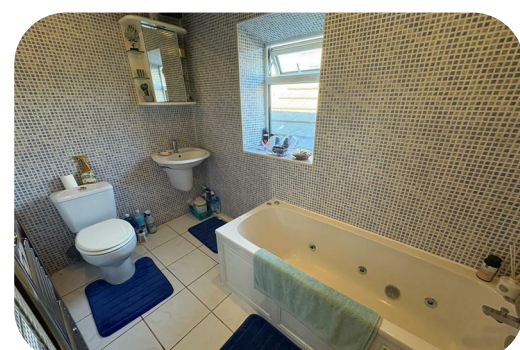
Nestled within easy walking distance of the ever-popular Clayton village, this deceptively spacious four-bedroom cottage offers an exceptional blend of charm, character, and versatile family living. Ideally positioned close to a range of local amenities, shops and schools, the property is perfectly suited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

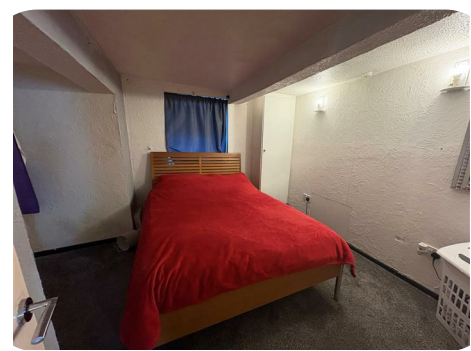
Shower Room

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



Nursery Road , BD14

Approximate Gross Internal Area = 144.1 sq m / 1551 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1300776)



| Energy Efficiency Rating | | Current | Potential |
|--|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | | 84 |
| (81-91) | B | | |
| (69-80) | C | 75 | |
| (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 | |
| Environmental Impact (CO ₂) Rating | | | |

Agent Notes & Disclaimer We endeavour to make our particulars fair, accurate and reliable. The information provided does not constitute or form part of an offer or contract, nor may it be regarded as representation. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and for guidance only, as are floorplans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for purpose. We strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. Money Laundering Regulations Intending purchasers will be asked to produce identification and proof of finance. We would ask for your co-operation in order that there will be no delay in agreeing a sale. We are covered and members of The Property Ombudsman.

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