



2-4, Greenside, Clayton, Bradford, BD14 6AT

Delightfully situated within a prestigious residential location is a unique four bedroom stone built detached home offering versatile living accommodation standing in ample well maintained gardens.

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2-4, Greenside, Clayton, Bradford, West Yorkshire, BD14 6AT

Bradford 3 miles, Halifax 5 miles, Leeds 16 miles (all distances approximate)

Guide Price: £400,000

- Stone built detached home
- Four bedrooms
- Characterful family home
- Central yet private village location
- Ample gardens space
- Detached garage and drive



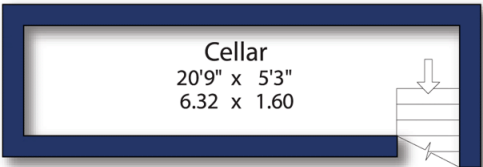
General remarks

Delightfully situated within a prestigious residential location is a unique four bedroom stone built detached home offering versatile living accommodation standing in ample well maintained gardens. 2-4 Greenside was created from two cottages giving good sized rooms throughout and will almost certainly appeal to the more discerning purchaser seeking a home of quality. The property is presented to a high standard throughout and benefits from exceptional gardens, ample parking and a further detached garage.

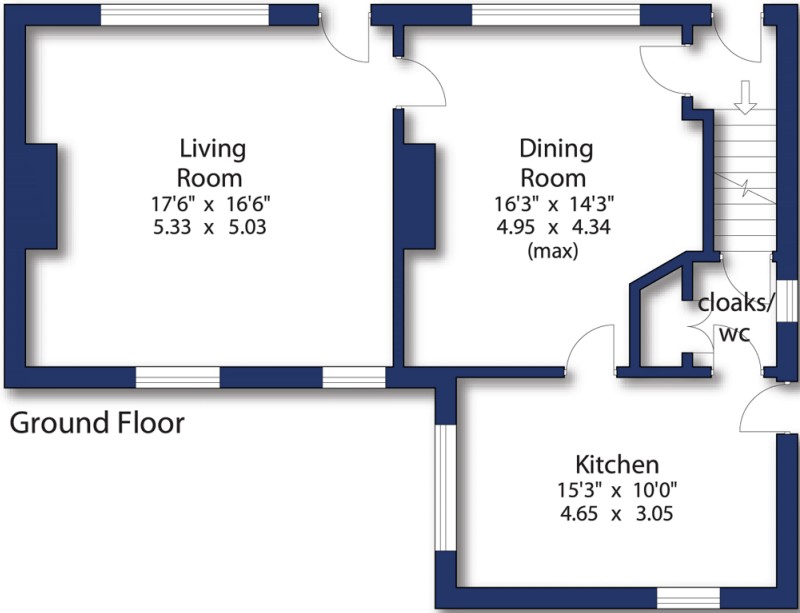
The accommodation on the ground floor briefly comprises of living room with feature fireplace, dining room, modern fitted kitchen and a cloakroom WC. The first floor has a master bedroom with shower cubicle, three further bedrooms, the house bathroom and a separate WC. Externally the property is approached via a long driveway that leads to a more private gated drive and a detached double garage to the rear of the

house. To the side of the property there is a well stocked and mature lawned garden with flower beds, shrubs and trees around. A stone paved path and patios around provide a private retreat surprisingly situated in the centre of Clayton village.

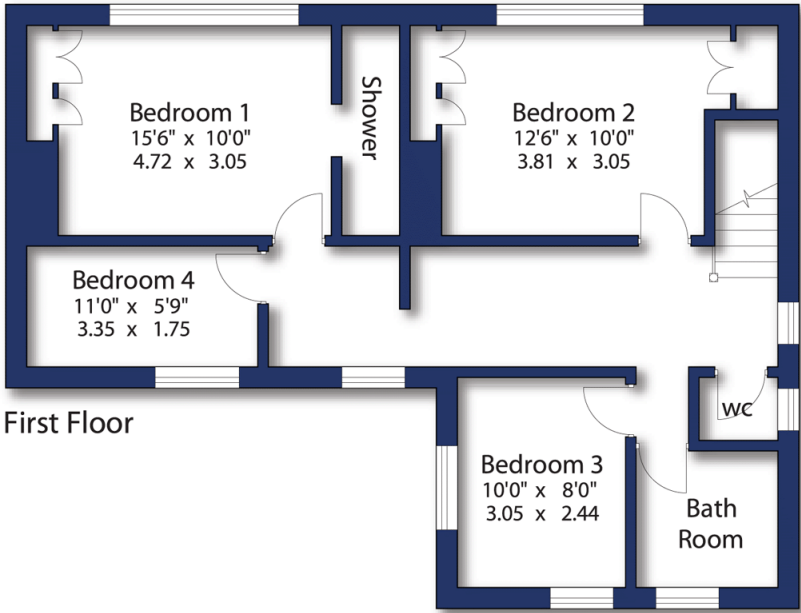
The house is delightfully situated in the popular village of Clayton. The area is highly regarded and surrounded by scenic countryside as well as offering local shops and amenities, recreational areas, traditional public houses and well respected schools. The location is also considered to be within daily commuting distance of many West and North Yorkshire business centres which include Bradford, Halifax and Leeds together with good access to the M62 motorway networks.



Lower Ground Floor



Ground Floor



First Floor

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Mortgage
Advice Bureau

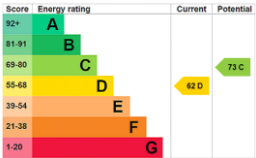
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Contact us



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Directions

From the roundabout at the centre of the village head along Clayton Lane. Opposite Victoria Park the private drive will be on the right hand side.

Local Authority & Council Tax Band

- The City Of Bradford Metropolitan District Council,
- Council Tax Band E

Tenure, Services & Parking

- Freehold
- Mains electricity, water, drainage and gas are installed. Domestic heating is from a gas fired combination boiler.
- Driveway leading to a detached garage.

Internet & Mobile Coverage

For information on Internet and Mobile coverage access the Ofcom website from this link <https://checker.ofcom.org.uk/>

Flooding

For information on flood risks please use this link [Check for flooding in England - GOV.UK](#)

Agent's Notes

If any issue such as location, communications or condition of the property are of material importance to your decision to view then please discuss these priorities with us before making arrangements to view.

Buyer Anti Money Laundering Checks

We are required by HMRC to undertake Anti Money Laundering checks for all buyers to the contract. These checks are carried out through iamproperty who will make a charge of £34.20 inclusive of VAT per buyer. We will also need to see proof of funding. We cannot mark a property Sold Subject to Contract until the checks have been satisfactorily completed.

Referral Fees

Where we refer a seller/s or a purchaser/s to any of the following providers (and you are welcome to use an alternative), we reserve the right to claim a reasonable commission in respect of such services which will be charged to the third party provider:- Conveyancing Provider to deal with the transfer of title and Surveyor Services. In either instance the fee/commission will not exceed £450 per case. In respect of referrals to Mortgage Advice Bureau the average fee will be approximately £450 but may vary and is case specific. Any such commission does not affect our prices to you but may result in the third party provider's prices being higher than it may otherwise be.

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