



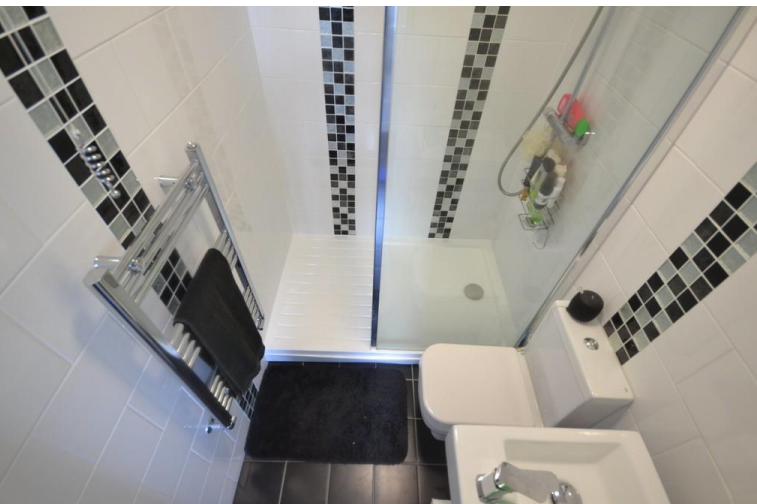
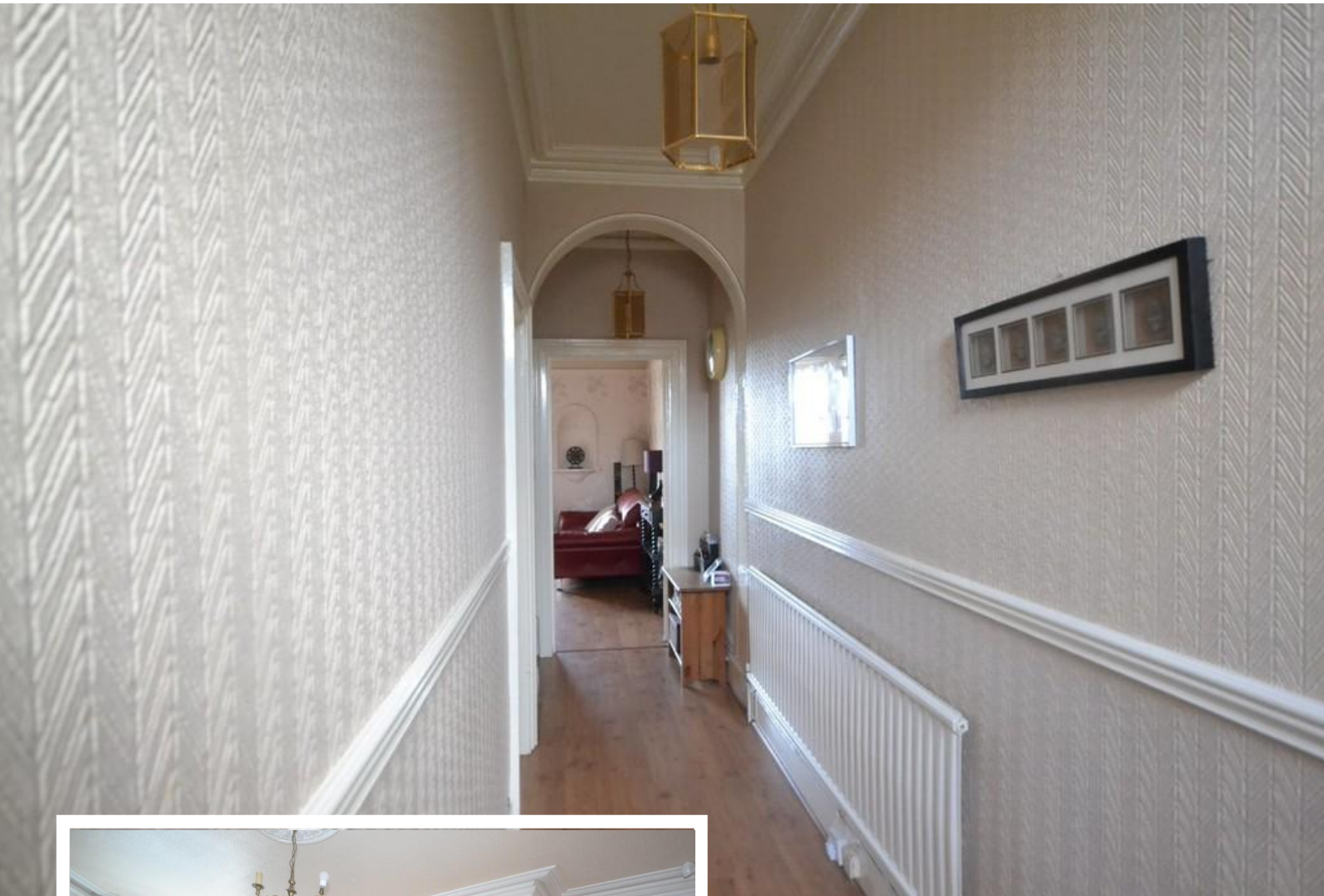
Oakleigh Road, Bradford BD14 6NP

- IMPOSING PERIOD TERRACE PROPERTY
- FOUR DOUBLE BEDROOMS
- MODERN FITTED DINING KITCHEN
- SPACIOUS ACCOMMODATION ACROSS FOUR FLOORS
- TWO LARGE RECEPTION ROOMS
- GAS CENTRAL HEATING
- DOUBLE GLAZING AND SOME ORIGINAL SASH WINDOWS
- VERY WELL PRESENTED

£208,000

EPC Rating 'TBC'





Property Description

NOT YOUR AVERAGE TERRACE PROPERTY! This **IMPOSING, PERIOD PROPERTY** has masses of space for a growing family and is **SITUATED IN A SOUGHT AFTER LOCATION.**

The property boasts; **FOUR DOUBLE BEDROOMS, TWO MODERN BATHROOMS, LUXURY FITTED DINING KITCHEN, TWO LARGE RECEPTION ROOMS, PERIOD FEATURES** such as original ceiling coving, sash windows and high ceilings, **VIEWS TO THE REAR, OFF-ROAD PARKING TO THE REAR** plus potential to create **FURTHER ACCOMMODATION** by converting **CELLAR ROOMS.**

Set across **FOUR FLOORS**, this fantastic **FAMILY HOME** must be view internally to appreciate the **SPACIOUS, QUALITY ACCOMMODATION** on offer!

ENTRANCE HALL 18' 4" x 3' 10" (5.59m x 1.17m)
External front composite door leading in to a spacious entrance hall. Feature archway, laminate flooring and a central heating radiator. Stairs to the first floor and



access to two ground floor reception rooms.

FRONT ROOM 16' 10" in to the bay window x 12' 8" (5.13m x 3.86m) Bay window to the front with original sash windows. Original ceiling coving and a centre ceiling rose. Adam style fire place with tiled back and hearth. Fitted gas fire. Two central heating radiators.

LOUNGE 17' 2" x 14' 5" (5.23m x 4.39m) Original wood period fireplace with a tiled back and hearth and fitted gas fire. Two sash windows to the rear with distant views. Laminate flooring. Ornate ceiling cornice and ceiling rose. Two plaster niche's and a picture rail add to the character of the room. Two central heating radiators.



INNER LOBBY Accessed from both the lounge and the play room. Built in floor to ceiling storage cupboard and stairs to the lower ground floor.

LOWER GROUND FLOOR Doors to the cellar rooms and the dining kitchen.

DINING KITCHEN 14' 5" x 12' 0" (4.39m x 3.66m) A modern fitted dining kitchen, fully fitted with a range of White gloss units. Butchers block work tops and attractive purple glass splash-backs. Under cupboard down-lighters. Fully tiled flooring and ceiling with spotlights. Integrated fridge and dishwasher. Space for a double oven in the chimney breast with fitted extractor above. Black composite sink and drainer with pull down rinsing tap. Window to the rear elevation and central heating radiator.



WALK-IN PANTRY 9' 3" x 3' 1" (2.82m x 0.94m) Under stairs pantry with shelving and light

REAR ENTRANCE HALL 5' 8" x 4' 8" (1.73m x 1.42m) Door to the rear garden and access to the shower room. Tiled floor.

SHOWER ROOM 4' 8" x 4' 7" (1.42m x 1.4m) A fully tiled shower room with modern tiling and feature mosaic tiles. Double walk-in shower with glass shower screen and rainfall shower head plus hand held shower head. Rectangular wall mounted wash basin and low flush WC. Chrome heated towel rail and extractor fan. Tiled floor.

CELLAR ROOM ONE 12' 10" x 16' 8" (3.91m x 5.08m) Yorkshire stone flagged floor, power and light. Good ceiling height.

CELLAR ROOM TWO 8' 4" x 3' 10" (2.54m x 1.17m) Accessed from this room is a further storage area of approximately 3'10 x 16'8





FIRST FLOOR LANDING 14' 4" x 6' 5" (4.37m x 1.96m) Open spindle balustrade with stairs to the ground and second floor. Walk in storage cupboard with shelving and light.

BEDROOM ONE 17' 0" x 14' 6" (5.18m x 4.42m) Two double glazed windows to the front elevation. Laminate flooring. Two central heating radiators. Fitted wardrobe with cupboards above to one alcove.

BEDROOM TWO 11' 2" x 11' 4" (3.4m x 3.45m) The smallest of the four bedrooms but still a good sized double room. UPVC window to the rear elevation. Central heating radiator.



BATHROOM 11' 3" x 5' 7" (3.43m x 1.7m) A good sized family bathroom with fully tiled walls and a modern white bathroom suite comprising of: roll top bath with ball and claw feet with shower attachment, low flush WC and pedestal wash basin. Central heating radiator and UPVC window to the rear elevation.

SECOND FLOOR LANDING With Velux window.

BEDROOM THREE 15' 5" x 14' 8" (4.7m x 4.47m) A large attic bedroom with two velux windows, two central heating radiators and a storage cupboard.

BEDROOM FOUR 15' 4" x 14' 7" (4.67m x 4.44m) Another spacious attic room with velux window and two central heating radiators.

EXTERIOR To the front of the property is ample on-street parking and a small garden area with plants and shrubs. To the rear is a Yorkshire stone flagged patio on two levels, a pleasant decked area with handrail, flower beds and stone wall/fence boundaries. Views to the rear of the property across Clayton and fields beyond. Secure, off-road parking available at the rear.

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