

**53 to 63 Bradford Road**  
Clayton, Bradford, BD14 6HW

**£325,000**

# Property Features

- NEW BUILD DEVELOPMENT
- FIVE-BEDROOMS
- SEMI-DETACHED
- GROUND FLOOR WC
- DINING KITCHEN
- JACK & JILL BATHROOM
- OFF-ROAD PARKING
- ENCLOSED GARDENS
- SURPRISINGLY SPACIOUS
- FINISHED TO A HIGH STANDARD

## Full Description

\*\* A SMALL DEVELOPMENT OF JUST SIX NEW BUILD PROPERTIES \*\* Located in the desirable village of Clayton, Bradford and consisting of four x four-bedroom detached and a pair of five-bedroom semi-detached properties. CURRENTLY UNDER CONSTRUCTION & NEARING COMPLETION. Register your interest with us now!

This exciting development will be completed to a high standard and each property will benefit from; fenced/walled gardens, block-paved driveways, electric car charging points, Howden's fitted kitchens, wired for CCTV, exterior lighting, ground floor WC's & en-suite's, UPVC double glazing and full gas central heating. These well thought out properties were designed with family life in mind and every little detail has been taken care of! The development will be fully enclosed, with access only from Bradford Road. Located close to St. Anthony's Primary School, the popular Quora Retail Park, transport links into the city and Clayton's village amenities.

Register your interest with us now and be at the front of the queue! We will contact you in as soon as the properties are available for viewing.

FIVE BEDROOM SEMI DETACHED:

ENTRANCE HALL

LOUNGE

DINING KITCHEN

GROUND FLOOR WC

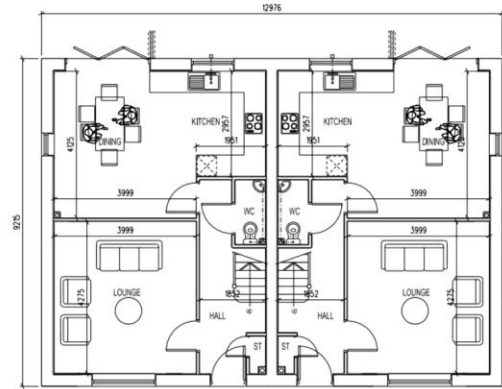
THREE FIRST FLOOR BEDROOMS

FAMILY BATHROOM

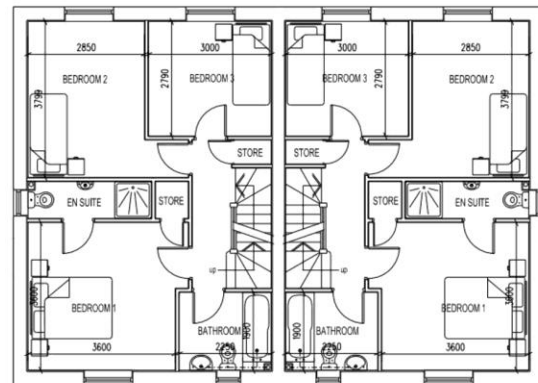
TWO FURTHER SECOND FLOOR BEDROOMS SHARING

A 'JACK & JILL' EN-SUITE

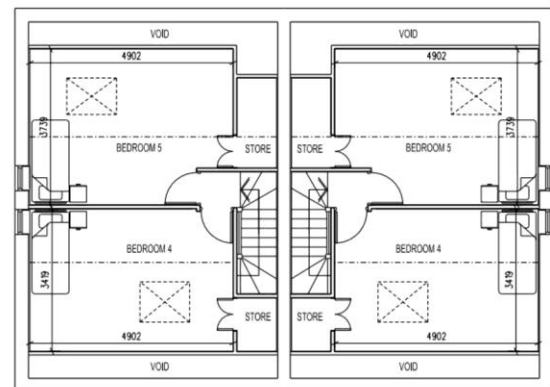
ENCLOSED GARDENS & OFF-ROAD PARKING



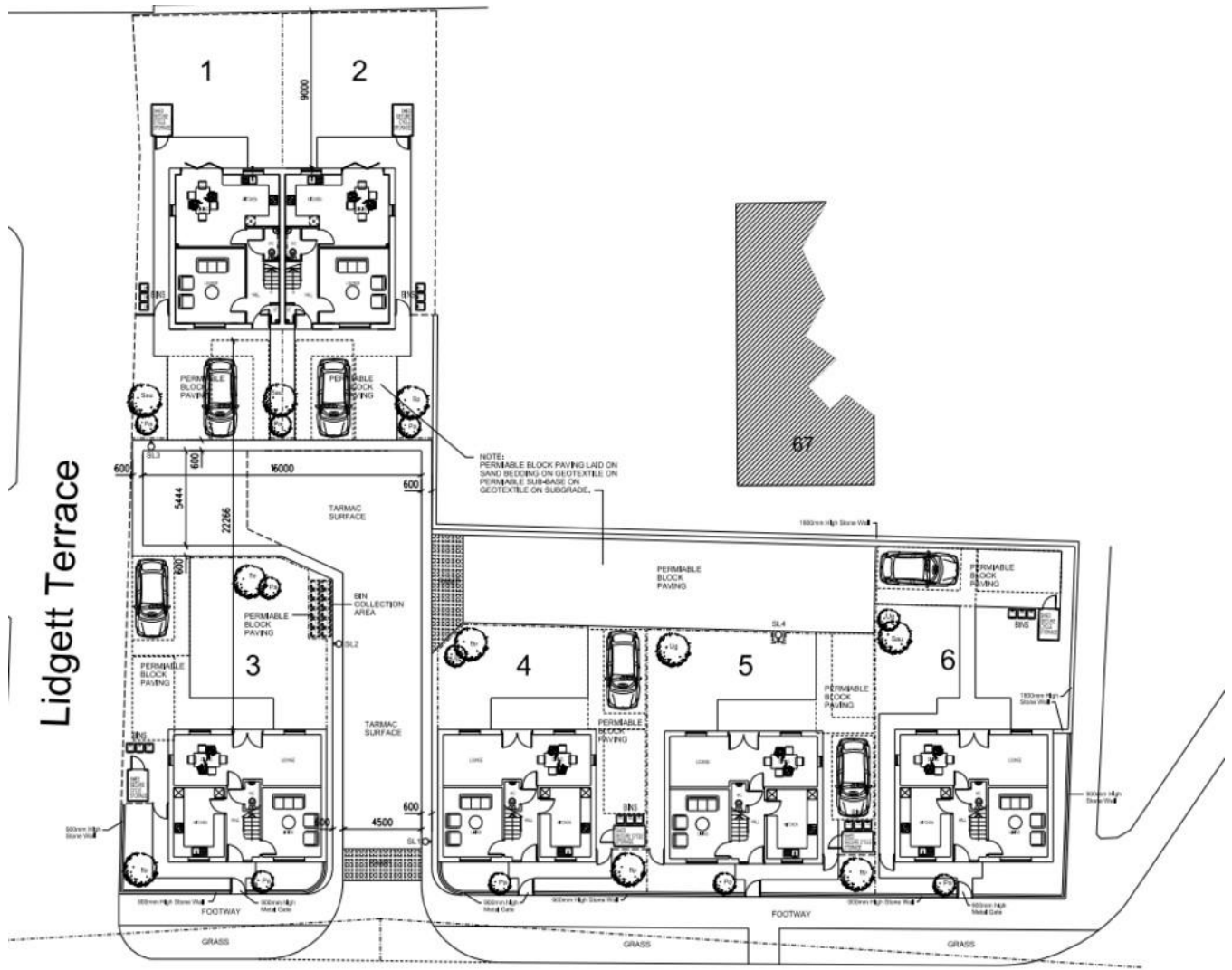
GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



Bradford Road

## **PURCHASE DETAILS:**

*Please note that the services & appliances have not been tested & the property is sold on that basis.*

Once you are interested in purchasing this property, ideally call in person or telephone this office to discuss your offer, we would suggest that this is done before contacting a bank, building society or solicitor as any delay could result in the property being sold to someone else and any survey and legal fees being unnecessarily incurred.

**VALUATION:** If you are thinking of selling your home, why not contact one of our offices now for a FREE VALUATION strictly without any obligation. Contact us on Bradford (01274) 880019.

**MORTGAGES:** A full range of mortgage facilities are available subject to status. Our Financial Consultant will be only too happy to discuss with you your individual requirements. Please contact us for FREE & CONFIDENTIAL ADVICE.

**RENT-A-HOUSE:** Thinking of renting your HOUSE? FLAT? Contact (01274) 880019 for further details.

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements