



26 Bradford Road

- PERIOD CHARACTER PROPERTY
- LARGE GATED GROUNDS
- DEVELOPMENT POTENTIAL
- THIRTEEN BEDROOMS

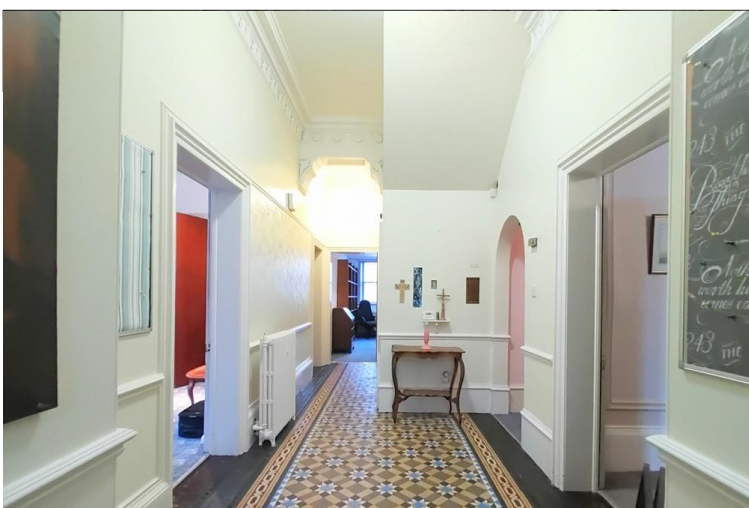
Offers In Region Of £895,000
EPC Rating '49'





Property Description

**** RARE OPPORTUNITY **** A substantial period property set in its own private gated grounds with a sweeping driveway and boasting 13 bedrooms, 9 en-suite's, 5 reception rooms and superb original character features. Offering flexible accommodation and suitable for a variety of uses, subject to the required consents. Most recently rented to a charity as living accommodation. There is a separate single storey extension to the rear with kitchen and toilet that was previously rented as a children's nursery space. Main access is from Bradford Road, Clayton and the property is positioned away from the main road in a private setting. This impressive property offers an abundance of space, including a huge basement level, double garage, two kitchens, original tiled floors, ornate plaster work, large tarmac car park to the rear, large level field with mature tree boundary, drive with turning circle, the list goes on. Further benefitting from full gas central heating, fire alarm system and being in good decorative condition.





Likely to be of interest to BUILDERS, DEVELOPERS, COMPANIES, CHARITIES ETC or indeed the property would be ideal for a large family, offering ample space for multi-generational living. VIEWING IS STRICTLY BY APPOINTMENT, please contact our Clayton office for further details.

GROUND FLOOR

Large Lounge with bi-folding doors to create two separate rooms

- Sitting Room
- Library
- Dining Room
- Kitchen
- Nursery Room with Kitchen & WC
- Two Bedrooms
- One Bathroom
- Two separate WC's
- Lobby
- Large Hallway

BASEMENT

Several basement rooms providing additional storage.

FIRST FLOOR

- Six Ensuite Bedrooms
- Three further Bedrooms
- Two Bathrooms
- Shower Room
- Large landing areas
- Spiral staircase to the second floor

SECOND FLOOR

One Ensuite Attic Bedroom

EXTERNAL

- Sweeping gated driveway with turning circle
- Car park to the rear
- Patio areas
- Garden shed
- Large lawn/field with hedge/tree boundary
- Double Garage



DIRECTIONS:

Directly across from the newbuilds



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.

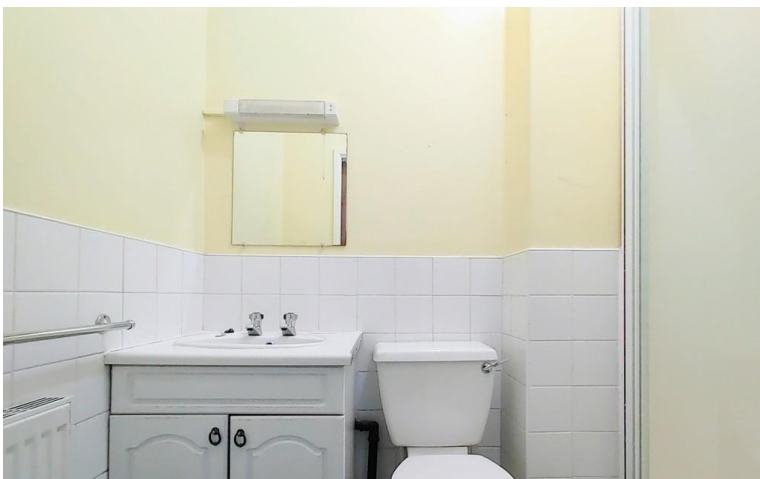


VALUATION: If you are thinking of selling your home, why not contact one of our offices now for a FREE VALUATION strictly without any obligation. Contact us on Bradford (01274) 880019.

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.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		80
(55-68) D		
(39-54) E	49	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

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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 and 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.