



33 Ryefield Avenue

Clayton, Bradford, BD14 6BJ

- DEPOSIT - £1187.50
- 3 BED BUNGALOW
- OFF ROAD PARKING
- POPULAR VILLAGE LOCATION

£950 pcm
EPC Rating 'TBC'





Property Description

ENTRANCE HALL

11' 10" x 3' 11" (3.61m x 1.19m) A bright and welcoming entrance hall accessed via a convenient side door, offering an immediate sense of space and warmth. Recently fitted with new carpets, the hallway provides access to all principal ground floor rooms, including the kitchen, living room, two bedrooms, and family bathroom. A staircase with matching carpeting leads up to the impressive loft conversion, blending seamlessly with the modern and well-maintained interior. Ideal for both functionality and flow, this hallway forms the heart of the home.

LIVING ROOM

11' 11" x 11' 10" (3.63m x 3.61m) A spacious and light-filled living room, beautifully presented with neutral décor and newly fitted carpets, creating a fresh and welcoming atmosphere. A large window allows plenty of natural light to flood the space, enhancing its warm and airy feel. The room also features a gas fire with a stylish surround, providing a cosy focal point perfect for relaxing evenings or





entertaining guests. This well-proportioned space offers flexibility for various furniture layouts while maintaining a clean, modern look.

KITCHEN

11' 0" x 8' 10" (3.35m x 2.69m) A good-sized kitchen featuring a charming range of wooden wall and base units, offering ample storage and workspace. The tiled floor and part-tiled walls add practicality and character, making the space both functional and easy to maintain. A rear-facing window allows plenty of natural light to fill the room, creating a bright and inviting atmosphere. In addition, the kitchen benefits from a separate pantry area, providing extra storage space for dry goods, small appliances, or utility items ideal for keeping the kitchen clutter-free and organised.



BEDROOM

11' 11" x 11' 10" (3.63m x 3.61m) A generously sized master bedroom with a front-facing window that brings in plenty of natural light. The room is well-appointed with a range of fitted furniture, including wardrobes, drawers, and a built-in dressing table, offering excellent storage and convenience. Finished in a neutral colour scheme, this bright and comfortable space is ideal for rest and relaxation, while still providing all the practical touches of a well-designed main bedroom.



BEDROOM

13' 03" x 8' 6" (4.04m x 2.59m) Currently used as a bedroom, this bright and versatile space could also serve perfectly as a formal dining room, home office, or guest room. Large rear-facing windows allow an abundance of natural light to flood the room, creating a warm and inviting atmosphere. The room also benefits from fitted storage, offering practicality without compromising on space. Whether used for sleeping, entertaining, or working from home, this room adapts easily to suit your needs.

BEDROOM

13' 00" x 12' 11" (3.96m x 3.94m) A beautifully finished loft-converted master suite, offering both space and style. This bright and airy room features modern décor, newly fitted carpets, and a Velux window, allowing plenty of natural light to enhance the space. The room also benefits from built-in roof storage, a generous walk-in wardrobe, and a sleek ensuite bathroom with contemporary fittings. Perfect as a private retreat, this thoughtfully designed bedroom combines comfort, functionality, and a touch of luxury.



WARDROBE

5' 05" x 5' 0" (1.65m x 1.52m) A spacious and well-organized walk-in wardrobe offering ample storage for clothing, shoes, and accessories. Ideal for keeping



your wardrobe essentials neatly arranged and easily accessible.

ENSUITE

4' 04" x 8' 2" (1.32m x 2.49m) A stylish and modern ensuite shower room, thoughtfully designed for comfort and convenience. It features a spacious walk-in wet room shower, a sleek hand wash basin, and a contemporary toilet. Fully tiled walls and flooring add a clean, elegant finish, creating a fresh and easy-to-maintain bathroom that perfectly complements the bedroom suite.

BATHROOM

4' 6" x 7' 7" (1.37m x 2.31m) A well-appointed and fully tiled family bathroom, offering both style and practicality. The suite includes a bath, hand wash basin, WC and a modern heated towel rail for added comfort. A rear-facing window provides natural light and ventilation, enhancing the bright and clean feel of the space. This bathroom is functional, easy to maintain and ideal for everyday use.

EXTERIOR

The property is set on a generous plot with a good-sized driveway providing ample off-road parking and access to a garage. The front garden is attractively presented, featuring a combination of lawn, paved areas, and a well-maintained flower bed, adding kerb appeal and character. To the side of the property, there is convenient access to both the garage and a garden shed, along with a side pathway that leads directly to the rear garden. The rear garden is a great size and thoughtfully laid out with lawned, paved, and stoned sections, offering a versatile outdoor space ideal for relaxing, entertaining, or family use. The layout provides a mix of low-maintenance and practical areas while still offering scope for planting or personalisation.



DIRECTIONS:

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.



%epcGraph_c_1_200%