



18 Grebe Close, Clayton Heights, Bradford, BD6 3XN

**** VIEWINGS ARE STRICTLY BY APPOINTMENT ONLY ** SUPERB PLOT POSITION ** EXTENDED EXECUTIVE DETACHED HOUSE ** FIVE BEDROOMS WITH TWO EN-SUITES * **** Sat on one of the most enviable plot positions within this HIGHLY SOUGHT PART OF WESTWOOD PARK, CLAYTON HEIGHTS is this exceptionally well presented property offering an abundance of space both inside and out. Briefly comprising: entrance hall with galleried glass balustrade staircase and cloakroom off, lounge, dining room, well equipped kitchen and conservatory. The extension to the side is a great addition for guest quarters or those with multi-generational families, fitted bedroom furniture and patio doors leading to the private gardens and LARGE EN-SUITE facilities. To the first floor are 4 further bedrooms and modern house bathroom. The master bedroom having wall to wall fitted wardrobes with superb ensuite! Externally the well maintained grounds are mainly laid to lawn, large patio area for entertaining, mature shrubs and larger than expected side gardens which back onto woodland. Driveway allows parking for several cars and leads to the oversize DETACHED DOUBLE GARAGE (electric doors). Benefitting further from SOLAR PANELS (owned), modern and up to date kitchen and bathrooms, gch and dg. This property can only be fully appreciated on INTERNAL INSPECTION

£450,000

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ENTRANCE HALLWAY

Inviting entrance hallway, galleried stairs leading to the first floor with oak and glass balustrade.

CLOAKROOM

Modern washroom with vanity sink and WC

BREAKFAST KITCHEN

Bespoke fitted kitchen finished in high gloss. Selection of wall and base units, pan drawers and larder unit. Worktops to include breakfast bar and space for free standing appliances. Built in eye level oven plus combination oven/microwave, induction hob and extractor. Good size store cupboard under stairs.

LOUNGE 11'2" x 15'10" (3.4m x 4.83m)

Lovely size reception room with feature fireplace housing electric fire with marble hearth and surround

DINING ROOM 11'2" x 9'5" (3.4m x 2.87m)

Double doors leading in from the lounge and double doors leading to the conservatory. Provides access to the extended annex

CONSERVATORY 13'8" x 9'8" (4.17m x 2.95m)

A great addition overlooking the rear gardens with doors leading out onto the patio

ANNEX

BEDROOM 15'4" x 11'6" (4.67m x 3.5m)

Lovely large bright room with quality fitted bedroom furniture. An Ideal space for extended families or guest quarters. Patio doors leading out and access to en suite

EN-SUITE 8'8" x 6'6" (2.64m x 1.98m)

Shower room with oversize cubicle, vanity style sink unit and WC

FIRST FLOOR

Loft access via pull down ladder, shelved so ideal storage area, power and light. 2 store cupboards.

MASTER BEDROOM 15'6" x 11' (4.72m x 3.35m)

Master bedroom with impressive vaulted ceilings, wall to wall fitted wardrobes and en-suite facilities.

EN-SUITE

Modern shower room with vanity style sink and WC

BEDROOM TWO 12'2" x 9'8" (3.7m x 2.95m)

Fitted wardrobes.

BEDROOM THREE 10'9" x 9'2" (3.28m x 2.8m)

BEDROOM FOUR 9'9" x 6'10" (2.97m x 2.08m)

BATHROOM

Modern white suite, panelled bath with shower over bath, vanity style sink and WC

OUTSIDE

Sat on a fabulous plot, tucked away within the cul de sac. Open aspect lawned gardens to the front with mature shrub screening to the side gardens. Large driveway leading to oversize detached garage 18'11" x 18'6". Electric doors, power and light. To the side, the lawn gardens have a fence line of approximately 140ft, great space for children to play. The more formal gardens wrap the rear of the property with paved seating areas, mature borders and central rockery.

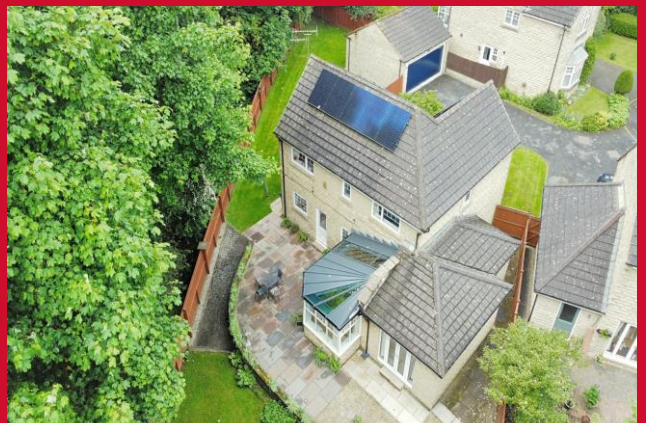
FURTHER INFORMATION Council Tax - Band E

Tenure - Freehold

Solar panels - owned

Full Alarm System - professionally installed and maintained.

The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance you should obtain independent verification, or we will be pleased to check them for you. These sales particulars do not constitute a contract or part of a contract.





Total Area incl Garage: 181.4 m² ... 1952 ft²
 All measurements are approximate and for display purposes only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	87	88
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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