



The Gables, Upper Syke, Clayton Lane, Clayton, Bradford, BD14 6PD

**** IMPRESSIVE GRADE II LISTED ** BUILT IN 1888 **** The Gables is an impressive property which offers FIVE SPACIOUS BEDROOMS, THREE RECEPTION ROOMS and a DOUBLE stone built garage. On entering the property there is a grand Victorian, solid oak balustrade, dining kitchen which is well equipped, perfect for family entertainment. Marble fireplaces in the lounge and dining room giving them a cosy but sophisticated feel. Externally, the gated driveway provides ample parking which leads to the garage for further parking and storage. Enclosed garden lined with mature trees that offers more privacy. **BOOK YOUR VIEWING TODAY!**

£450,000

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PORCH

Recently renovated with tile effect panelling and beautiful tiled floor

HALLWAY Impressive reception hallway with period charm and modern decor. Oak Victorian balustrade, porcelain tiled floor with gold marbling. Access to the dining room, dining kitchen and elegant staircase leading to first floor

DINING KITCHEN 15'2" x 13'5" (4.62m x 4.1m)

Fitted kitchen with a selection of wall and base units. Abundance of workspace and ample storage with one bowl sink unit and drainer. Large ranger cooker with gas stove

DINING ROOM 16'6" x 16'2" (5.03m x 4.93m)

Open plan with twin arches and the lounge. Elegant decor and plush carpet. Period traditional range stove with marble surround

LOUNGE 17'2" x 14'3" (5.23m x 4.34m)

Tastefully decorated, plush carpets and stunning chandelier. Double windows on two sides allowing plenty of natural light. Period coal fire with marble surround

RECEPTION TWO / STUDY

Velux window allowing natural light. A versatile room that could be utilised for many uses

W.C

Sink and W.C. Part tiled

CELLAR

Access off W.C. Numerous large rooms that can be used for storage. Potential to convert (subject to relevant permissions)

FIRST FLOOR LANDING

Provides access to two first floor bedrooms and bathroom. Oak balustrade and stained glass window

MASTER BEDROOM 16' x 14'1" (4.88m x 4.3m)

Tasteful decoration and plush carpets. Bay window with period stained glass. Period features throughout enhance the rooms elegance and sophistication

ENSUITE SHOWER ROOM 10'7" x 3'6" (3.23m x 1.07m)

Elegant black and gold marble effect tiles. Luxurious three piece suite comprising, spacious shower cubicle, sink and W.C

BEDROOM TWO 14'5" x 13'3" (4.4m x 4.04m)

Modern decor, plush carpets and fitted wardrobes. Ample storage

FAMILY BATHROOM 10'9" x 10'6" (3.28m x 3.2m)

Stylish four piece suite comprising, panelled bath, corner shower cubicle, sink and W.C. Part tiled

BEDROOM THREE 16'8" x 14'1" (5.08m x 4.3m)

Modern decor and elegant flooring. Velux window allowing plenty of natural light while the front facing window further enhances the room

SECOND FLOOR LANDING

Provides access to three second floor bedrooms and shower room. Oak balustrade

BEDROOM FOUR 13'6" x 12'5" (4.11m x 3.78m)

Velux window. Modern decor and elegant flooring

BEDROOM FIVE 10'8" x 8'9" (3.25m x 2.67m)

Velux window. Modern decor and elegant flooring

SHOWER ROOM 10'9" x 5' (3.28m x 1.52m)

Three piece suite comprising, shower cubicle, sink and W.C. Part tiled

GARDEN

Enclosed garden to the front which is surrounded by tall trees giving a real feel of privacy

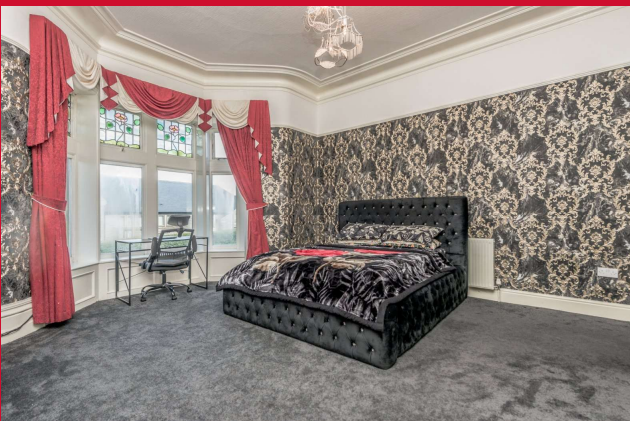
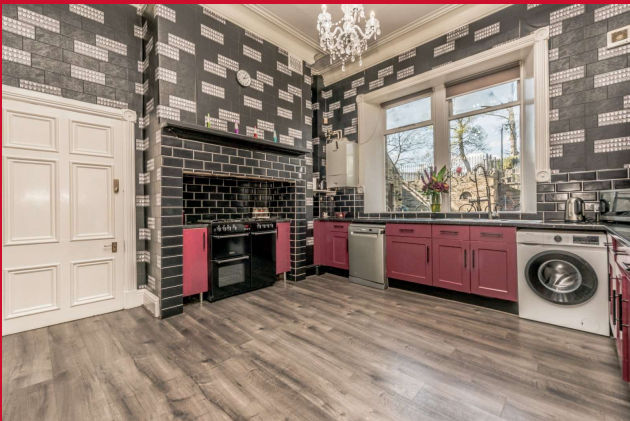
DOUBLE GARAGE

Ample storage and space for two vehicles. Easy access through an up and over door. Sturdy construction and fantastic design make it an ideal opportunity for a variety of uses

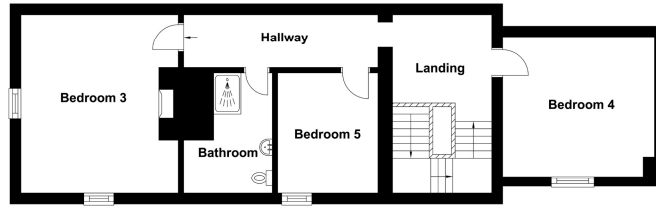
DRIVEWAY Welcoming entrance with gated access and offers an abundance of parking. Perfect for a large family

BUYER DISCLAIMER Please note if you proceed with an offer on this property, we are obliged to undertake mandatory Anti Money Laundering checks on behalf of HMRC. All estate agents have to do this by law and we outsource this process to our compliance partners Credas who charge a fee for this service

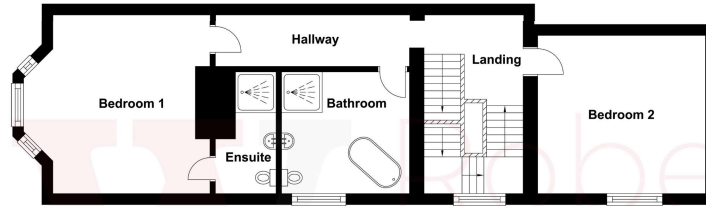
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance 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.



Second Floor



First Floor



Ground Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D		
39-54	E	45 E	
21-38	F		
1-20	G		