



## **The Hawthornes, 24 John Street, Clayton, Bradford, West Yorkshire, BD14**

SUPER 5 BEDROOMED FAMILY HOME.

Do not miss out on this impressive DETACHED occupying an enviable plot at the head of the street and situated in the heart of Clayton Village. Rest assured this well presented example offers generously sized 5 BEDROOMED accommodation, over 3 FLOORS extending to some 1668 square feet. From the welcoming hallway to the 3 RECEPTION ROOMS, 3 BATH/SHOWEROOMS and a good sized modern kitchen with central Island. We feel this fine property will appeal to a variety of buyers, especially families as there are multiple schools close by along with a short walk to village amenities.

**£525,000**

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# The Hawthornes, 24 John Street, Clayton, Bradford, West Yorkshire,

## GROUND FLOOR

**HALLWAY** Open staircase with return.

**LIVING ROOM 19'3" x 13'7" (5.87m x 4.14m)**

Good sized 19 foot room with central feature full height stone fireplace, with step down to the Dining Room.

**BREAKFAST KITCHEN 20' x 14'3" (6.1m x 4.34m)**

Impressive fully equipped Kitchen, with an excellent range of high gloss units that are complimented with central island/breakfast bar. 2 integrated ovens, hob and overhead induction fan.

**DINING ROOM 13'7" x 10'1" (4.14m x 3.07m)**

Situated off the large Living Room, with uPVC French doors.

**LOUNGE 15'7" x 10'5" (4.75m x 3.18m)**

Cosy Lounge with fireplace and fire.

**W.C**

## FIRST FLOOR

**MASTER BEDROOM 20'6" x 13'7" (6.25m x 4.14m)**

20 foot Master Bedroom with fitted wardrobes and matching furniture.

**ENSUITE BATHROOM 13'2" x 10'4" (4.01m x 3.15m)**

Generous En Suite Bathroom with elevated corner "Jacuzzi" bath and separate shower cubicle.

**BEDROOM 2 15'7" x 8'5" (4.75m x 2.57m)**

**BEDROOM 3 10'5" x 10'5" (3.18m x 3.18m)**

**BEDROOM 4 11'5" x 8'8" (3.48m x 2.64m)**

**HOUSE BATHROOM**

Modern white suite, with shower over bath.

## TOP FLOOR

Top floor landing area, perfect space for home office etc. Storage to eaves. Velux roof light.

**BEDROOM 5 13'2" x 11'1" max` (4.01m x 3.38m max` )**

Storage to eaves. Velux roof light.

**SHOWE ROOM/WC**

Top floor Shower room with corner shower cubicle. Tiled walls and flooring. Storage to eaves. Velux roof light.

## STORAGE

## OUTSIDE

The property occupies a lovely overall plot position. Block paved driveway allowing for ample parking. Detached Garage. Lovely lawned garden and additional paved patio terrace.

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.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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