



5 Ferndale, Clayton, Bradford, BD14 6PF

**** OFFERED WITH NO CHAIN ** SOUGHT AFTER VILLAGE ** VERSATILE AND SPACIOUS
ACCOMMODATION TO SUIT ALL BUYERS ** CAN ONLY BE APPRECIATED ON INTERNAL INSPECTION ****

Viewing is strongly advised for this Robinson built semi detached situated within this lovely cul de sac position with open fields, yet still close to village amenities. The property has been well looked after over the years briefly comprises: Entrance hallway, lounge, breakfast kitchen, dining room, conservatory, shower room, separate W.C and double bedroom occupy the ground floor. A further three double bedrooms and large house bathroom to the first floor. A truly good size throughout and the accommodation has an easy flow to it for multi generational families too. Externally, are gardens to the front and rear with access

£320,000

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ENTRANCE HALLWAY

Accessed with ramp facilities. Store cupboard plus large under stair cupboard

LOUNGE 13'9" x 14' (4.2m x 4.27m)

To the rear with feature fireplace

DINING ROOM 9'2" x 12'3" (2.8m x 3.73m)

Access to the conservatory

CONSERVATORY 8'7" x 7'11" approx (2.62m x 2.41m approx)

A great addition overlooking the rear gardens

KITCHEN 10'4" x 10'8" (3.15m x 3.25m)

Fitted kitchen with an array of wall and base units finished in white. Worktops with sink and drainer, eye level oven, hob and extractor. Integrated fridge and freezer, and plumbing for washer

BEDROOM ONE 13'1" x 9'2" (4m x 2.8m)

Pleasant outlook to the front elevation

SHOWER ROOM

To the front elevation off from the hallway with cubicle and sink. Separate W.C

FIRST FLOOR

BEDROOM TWO 13'7" x 11'2" (4.14m x 3.4m)

Fitted wardrobes

BEDROOM THREE 13'7" x 10'6" (4.14m x 3.2m)

BEDROOM FOUR 9'3" x 9'7" (2.82m x 2.92m)

Pleasant outlook

FAMILY BATHROOM 9'3" x 9' (2.82m x 2.74m)

Modern suite with bath, vanity style sink and W.C

OUTSIDE

Sat on a generous plot with lawned gardens to the front, driveway to side leading to garage and lawned gardens to the rear with patio area

BUYER DISCLAIMER

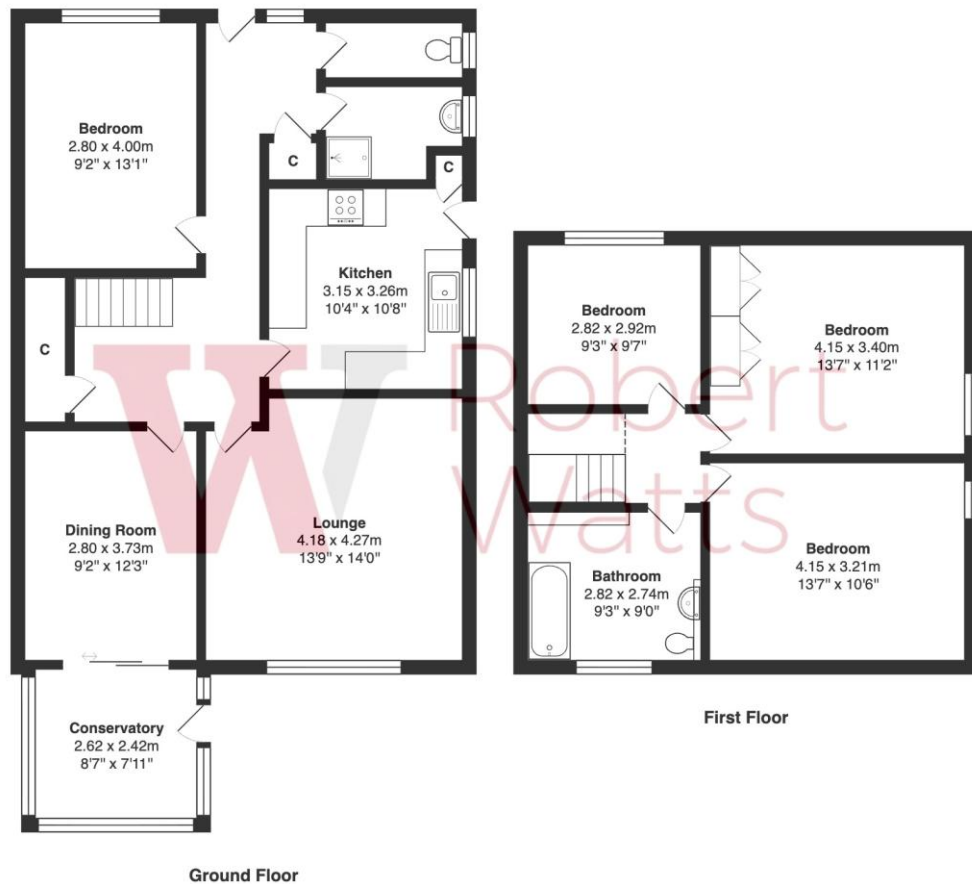
Please note if you proceed with an offer on this property, we are obliged to undertake mandatory Anti Money Laundering checks on behalf of HMRC. All estate agents have to do this by law and we outsource this process to our compliance partners Credas who charge a fee for this service

UNREGISTERED PROPERTY

This property is unregistered at the land registry. First registration will take place on the purchase. Please take advice from your legal advisor for further information

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: 129.2 m² ... 1391 ft²
 All measurements are approximate and for display purposes only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		