



8 Ryefield Avenue, Clayton

Bradford

£269,995

*** VIRTUAL TOUR *** Charming FOUR-BEDROOM SEMI-DETACHED house in CLAYTON, featuring 2 GROUND FLOOR BEDROOMS, spacious lounge, MODERN BREAKFAST KITCHEN, 2 bath/shower rooms. Outside offers double driveway, detached garage, and well-maintained garden. Perfect balance of comfort and outdoor space.
Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- *** VIRTUAL TOUR ***
- SEMI-DETACHED BUNGALOW STYLE HOME
- VERY POPULAR CLAYTON LOCATION
- VERY WELL PRESENTED
- FOUR BEDROOMS - TWO ARE GROUND FLOOR
- LARGER THAN AVERAGE LOUNGE
- BREAKFAST KITCHEN
- TWO BATH/ SHOWER ROOMS
- DOUBLE DRIVEWAY
- DETACHED GARAGE



RIGHT

MARKET



Entrance Hallway

Giving access to the lounge and breakfast kitchen.

Lounge

19' 1" x 11' 9" (5.82m x 3.59m)

The lounge benefits from colour changing LED spotlights, gas central heating, ensuring a cozy and comfortable atmosphere during colder months. The double glazing is in place, providing excellent insulation and energy efficiency for a peaceful living environment.

Kitchen

17' 4" x 7' 8" (5.28m x 2.34m)

The kitchen is equipped with a variety of wall and base units, providing ample storage space. Additionally, there is a generous amount of workspace available and a breakfast bar. You will also find a convenient 1 bowl sink unit with a drainer, a gas hob, an electric oven, as well as the added comfort of gas central heating and double glazing.

Hallway

Giving access to the two bedrooms and shower room.

Master bedroom

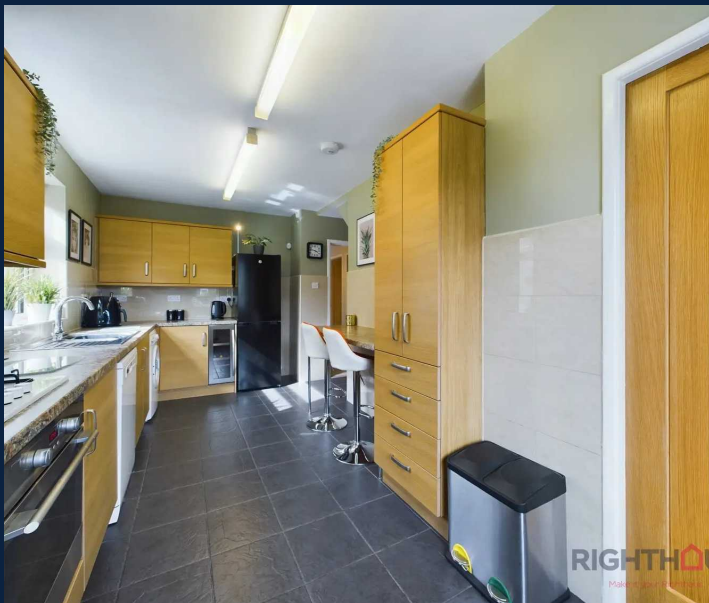
13' 0" x 11' 10" (3.95m x 3.60m)

The bedroom is beautifully adorned with modern decor and flooring, which adds a touch of elegance to the space. Additionally, you will be pleased to know that it benefits from the convenience of gas central heating and the added comfort of double glazing.

Bedroom 2

11' 9" x 9' 9" (3.58m x 2.98m)

The bedroom is beautifully adorned with modern decor and flooring, which adds a touch of elegance to the space. Additionally, you will be pleased to know that it benefits from the convenience of gas central heating and the added comfort of double glazed French doors giving access out into the rear garden via the fitted disability ramp.





Shower room

7' 1" x 4' 9" (2.15m x 1.45m)

The shower room is tastefully adorned with elegant tiles, creating a visually pleasing atmosphere. It boasts a luxurious three-piece suite, consisting of a comfortable low level, wall hung W.C., a stylish pedestal hand basin, and a spacious shower cubicle, perfect for unwinding after a long day. Furthermore, this delightful bathroom is equipped with the convenience of being fully converted into a wet room, gas central heating, ensuring a cozy and warm experience, and the added benefit of double glazing, providing both insulation and tranquility.

Stairs and landing

Giving access to the two bedrooms.

Bedroom 3

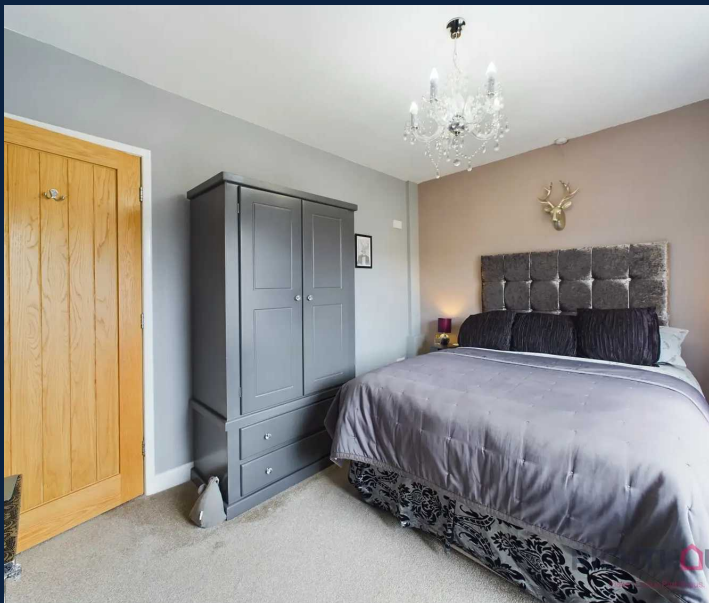
11' 11" x 11' 5" (3.62m x 3.49m)

The bedroom is beautifully adorned with modern decor and flooring, which adds a touch of elegance to the space. Additionally, you will be pleased to know that it benefits from the convenience of gas central heating and the added comfort of double glazed window and Velux window.

Ensuite Bathroom

8' 2" x 7' 4" (2.50m x 2.24m)

The ensuite bathroom is tastefully adorned with elegant tiles, creating a visually pleasing atmosphere. It boasts a luxurious three-piece suite, consisting of a comfortable low level W.C., a stylish pedestal hand basin, and a spacious panelled bath, perfect for unwinding after a long day. Furthermore, this delightful bathroom is equipped with the convenience of gas central heating, ensuring a cozy and warm experience, and the added benefit of double glazed Velux window, providing both insulation and tranquility.



Bedroom 4

11' 11" x 11' 5" (3.62m x 3.47m)

The bedroom is beautifully adorned with modern decor and flooring, which adds a touch of elegance to the space. Additionally, you will be pleased to know that it benefits from the convenience of gas central heating and the added comfort of double glazing.

Study/ walk in wardrobe

This room is highly versatile and could be used to the new owners specification. Benefitting from power, lighting and fitted storage.

Front Garden

To the front of the property is a very well manicured front lawn with mature planting areas.

Rear Garden

At the rear of the property is a low maintenance flagged patio, raised planting beds and artificial lawn.

GARAGE

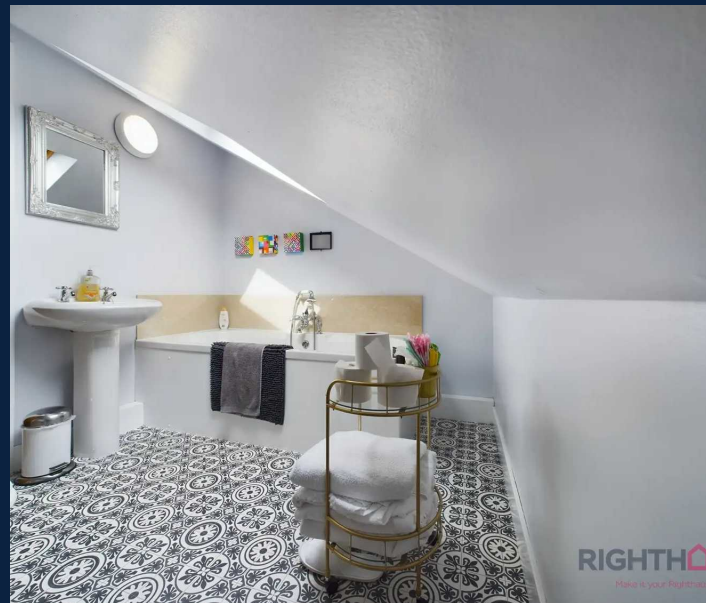
Single Garage

Well maintained accessed by up and over door or the side door. Benefitting from power and lighting.

DRIVEWAY

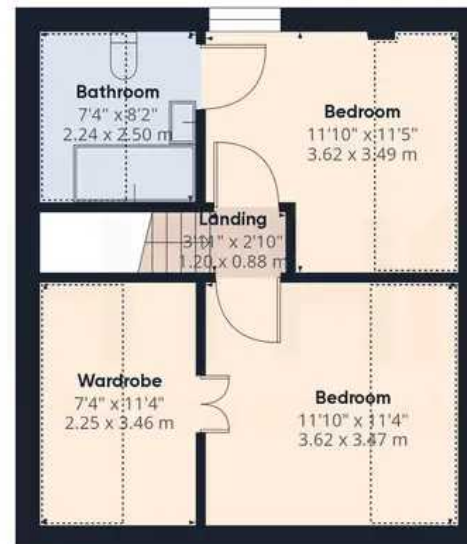
3 Parking Spaces

The driveway can park two cars to the front of the property and a further car to the side of the property. It also leads to the detached garage.





Floor 0



Floor 1

Approximate total area⁽¹⁾

1182.97 ft²

109.9 m²

Reduced headroom

161.63 ft²

15.02 m²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360



Righthaus Estate Agents

Righthaus Estate Agents, 208 High Street - BD6 1QP

01274 813500 • Wibsey@yourrighthaus.co.uk • www.yourrighthaus.co.uk/



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