



# RESIDENTIAL

SALES | LETTINGS | PROPERTY MANAGEMENT



## 35 Blackberry Way, Bradford, BD14 6NB

**Price £325,000**

ADM RESIDENTIAL are delighted to offer to the market this split level, substantial EXECUTIVE DETACHED four bedroom property set on the large corner plot with driveway providing ample parking leads to an integral garage with mezzanine. Located in an extremely desirable, semi-rural part of Clayton village on the outskirts of farming land, the accommodation is set over three floors, decorated beautifully throughout with an abundance of natural light which floods most rooms. Benefits from gas central heating, Upvc double glazing and briefly comprising of ground floor reception hallway with storage, dining kitchen, staircase leads to lounge, dining room and separate cloakroom. Split level follows two bedrooms with en-suite facilities, staircase rises to second floor landing with access to loft and a further two double bedrooms with jack and jill shower room and house bathroom. Externally the property offers a sizeable wrap around plot with landscaped grounds and driveway leading to an integral garage. Viewing is highly recommended to appreciate what this property has to offer. \*VIRTUAL VIEWING AVAILABLE\*

55 Market Street, Milnsbridge, Huddersfield, HD3 4HZ

T: 01484 644555 | E: [sales@admresidential.co.uk](mailto:sales@admresidential.co.uk)  
[www.admresidential.co.uk](http://www.admresidential.co.uk)



### ENTRANCE DOOR

Entrance uPVC door leads to:

### RECEPTION HALLWAY WITH STORAGE 8'6 x 6'2 (2.59m x 1.88m)



A large reception hallway with a useful under stairs storage cupboard, staircase leads to the first floor and a wall mounted gas central heated radiator, doors lead to:

### DINING KITCHEN 13'4 x 10'10 (4.06m x 3.05m'3.05m )



A great size for any growing family is this large dining kitchen with triple windows to the front aspect with pleasant open views overlooking the grounds. This modern fitted kitchen has base and wall mounted units in High Gloss white with soft close fixings, incorporating under unit LED lighting, LED floor lighting. Roll edged laminated working surfaces with contrasting tiled splash backs, inset stainless steel one and a half sink unit with drainer and mixer tap. Includes integrated appliances such as fridge freezer, dish washer, washing machine, double electric oven and grill with electric induction Hob and matching extractor hood over. Finished with a wall mounted gas central heated radiator, ceiling spot lighting and Oak wood effect laminated flooring, with ample space for a dining table and chairs. UPVC door leads to the side aspect:

### STAIRCASE TO THE FIRST FLOOR



A staircase leads to:

### STUNNING LOUNGE WITH FRENCH DOORS 16'8 x 13'7 (4.88m'2.44m x 4.14m)



A generously proportioned lounge with uPVC French door which offers an abundance of natural light with rear facing garden and woodland views, featuring a limestone effect fire surround with inset gas fire, Telephone point, T.V point, wall mounted gas central heated radiator, french doors lead to:

### DINING ROOM 9'8 x 9'8 (2.95m x 2.95m)



A delightful well appointed dining room with uPVC window over looking the rear garden with rural views, wall mounted gas central heated radiator:

### DOWNSTAIRS W/C



A fully tiled modern downstairs W/C with Upvc opaque window to the side aspect. Comprising of hand wash vanity basin, low level flush W/C. Finished with wall mounted gas central heated radiator and tiled flooring:

### SPLIT LEVEL



The split level has access to:

### THIRD GUEST BEDROOM



A well appointed third guest bedroom with Upvc window to the front aspect, boasting stunning countryside views, finished with coved ceilings,

floor to ceiling fitted wardrobes to one wall, en-suite and a wall mounted gas central heated radiator:

### EN-SUITE TO GUEST BEDROOM



A fully tiled en-suite shower room in white with chrome effect fittings and Upvc opaque window to the front aspect. Comprising of a double shower cubicle with mains fitted shower, hand wash vanity unit with basin mixer tap incorporating a low level flush W/C. Finished with wall mounted gas central heated radiator, ceiling extractor vent and tiled flooring:

### FOURTH BEDROOM



A fourth well sized bedroom with Upvc window to the front aspect which providing natural lighting and stunning views, finished L-shaped fitted floor to ceiling wardrobes and a wall mounted gas central heated radiator:

## STAIRCASE TO THE SECOND FLOOR



Staircase continues to the second floor landing with doors leading to:

## HOUSE BATHROOM



A fully tiled house bathroom suite in white with chrome effect fittings and Upvc opaque window to the rear aspect. Comprising of a panelled bath with mono block taps, vanity hand wash basin and low level flush W/C. Finished with wall mounted gas central heated radiator and tiled effect vinyl flooring:

## MASTER BEDROOM



A generously sized master bedroom with a large Upvc window to the front elevation providing stunning views over the valley. Finished with wall mounted gas central heated radiator and access to the en-suite:

## JACK JILL SHOWER ROOM 7'8 x 4'0 (2.34m x 1.22m)



A fully tiled Jack & Jill en-suite in white with chrome effect fittings and Upvc opaque window to the rear aspect. Comprising of shower cubicle with mains fitted shower, hand wash vanity basin and low level flush W/C. Finished with ceiling spotlights, ceiling extractor, mirrored bathroom cabinet and tiled flooring:

## GUEST BEDROOM



A well appointed second double bedroom with Upvc window to the rear aspect, boasting stunning countryside views over looking adjacent livestock and far reaching views, finished with coved ceilings, en-suite facilities and a wall mounted gas central heated radiator:

### EN-SUITE 6'3 x 4'3 (1.91m x 1.30m)

A fully tiled en-suite in white with chrome effect fittings and Upvc opaque window to the front aspect. Comprising of shower cubicle with mains fitted shower and glass door, hand wash pedestal basin and low level flush W/C. Finished with wall mounted gas central heated radiator, mirrored bathroom cabinet and tiled flooring:

### GARAGE WITH MEZZANINE 16'6 x 8'1 (5.03m x 2.46m)



A single integrated garage with power and light,

water tap, access to the plumbing for an automatic washing machine and tumble dryer vent, mezzanine storage area which is access via ladder.

### FURTHER STORAGE

Useful Storage cupboard housing combi boiler:

### EXTENSIVE CORNER PLOT GARDENS



Externally offering a private access road which leads to a large driveway accommodating ample vehicles and leads to an integrated garage. Landscape gardens to both sides with pebbled and shrub areas, steps lead to the rear. To the rear of the property which extends via a corner plot of mainly lawned shrubs and flower with mature trees, private access via a gate leads onto the main lawned enclosed garden with steps leading to two separate patios which take advantage of the countryside rural views boasting live stock in the adjacent fields which roam the hillside. This property offers the perfect outdoor space which is ideal for entertaining outdoors during the summer months. Steps descending to the side aspect:

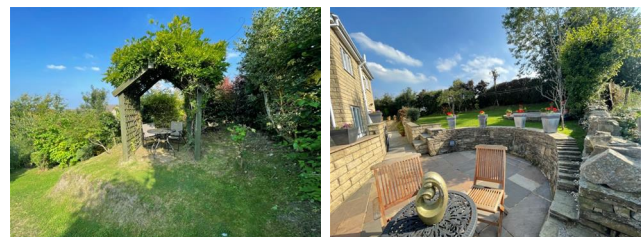
### EPC 2024

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/0838-5070-7219-1684-1924>

### GARAGE

Integral garage with up and over door, power and light useful storage via mezzanine:

### FURTHER GARDEN PHOTOS



### **Tenure**

This property is Freehold.

### **ABOUT THE VIEWINGS**

Please contact us to arrange a convenient appointment for you on:

Tel-01484 644555 or our office mobile on Mobile Number 07780446202

Email - [sales@admresidential.co.uk](mailto:sales@admresidential.co.uk) Or [lettings@admresidential.co.uk](mailto:lettings@admresidential.co.uk)

We also can offer you a virtual viewing which can be downloaded via the youtub link.

Please ask the agents for the detail.

### **ABOUT THE AREA**

About the area are as follows:

Rural setting with fabulous links to M62 Motorway Network, countryside walks and great schools in the immediate vicinity:

Local Schools: Clayton Village Primary School 4.8/5 Primary school, Clayton St. John CE Primary School 5.0/5 Primary school, St Anthony's Catholic Primary School 4.3/5 Catholic school

### **Council Tax Bands**

The council Tax Banding is "E"

Please check the monthly amount on the Bradford Council Tax Website.

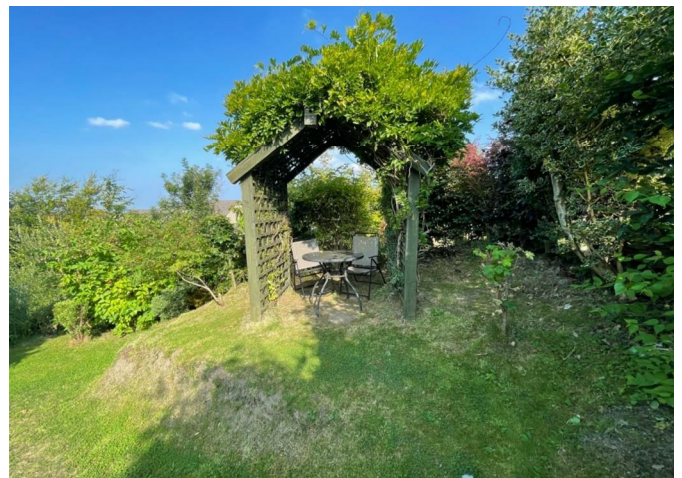
### **BOUNDARIES AND OWNERSHIPS**

Please Note, that the boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. It is advised that prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

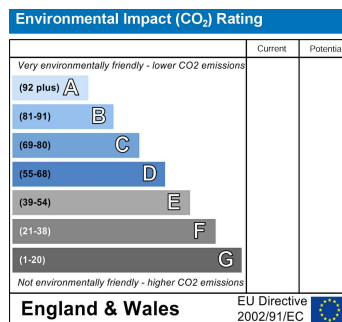
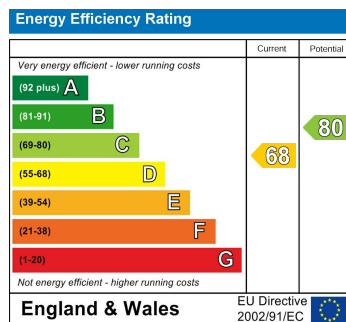
### **DISCLAIMER**

Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract. These particulars, whilst believed to be accurate are set out as a general outline for guidance only and do not constitute any part of an offer or contract. Appliances & services have not been tested. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or

otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



## Energy Efficiency Graph



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