



13 Aberdeen Terrace, Clayton, Bradford, BD14 6LS

£199,950

Situated in the popular village of Clayton, this attractive four-bedroom mid-terrace property offers spacious and well-proportioned accommodation arranged over four floors, combining character features with modern conveniences to create a versatile home ideally suited to family living.

Living Room
A generously proportioned living room featuring luxury vinyl flooring, high ceilings and decorative coving. The room benefits from a composite front entrance door with frosted glazing, a UPVC window overlooking the front garden and a feature fireplace with gas fire. There is ample space for a range of living room furniture, with a door providing access to the rear garden terrace. Further doorways lead to the first-floor landing and the lower ground floor.

Lower Ground Floor Kitchen & Dining Room
A fantastic open-plan kitchen and dining space, fitted with a comprehensive range of high-gloss wall and floor-mounted units, complemented by under-counter lighting and a metro-style tiled splashback. The kitchen features a range cooker with a five-ring gas hob and extractor hood, together with designated spaces for a washing machine, tumble dryer, dishwasher and American-style fridge freezer. There is ample room for a family dining table and chairs, making this a practical and sociable space for everyday living and entertaining. Additional features include luxury vinyl flooring, LED spotlights and a UPVC door providing direct access to the rear garden. A further door leads to the ground floor WC.

Ground Floor WC
Fitted with a low-level flush WC and a corner-mounted wash basin. The room features half-height tiled walls for a practical finish.

First Floor Landing
A carpeted landing with doors leading to the first-floor bedrooms and the family bathroom, with stairs continuing to the second floor.

Family Bathroom
A well-appointed bathroom featuring a vanity wash basin with storage beneath and a wall-mounted mirrored glass panel. The suite includes a Jacuzzi-style bath with a concealed shower system and wall-mounted electric shower, together with a concealed-cistern WC. The room is finished with floor-to-ceiling porcelain tiling, a chrome heated towel rail and LED spotlights.

Bedroom One
A double bedroom featuring carpeted flooring, an original fireplace and a UPVC window overlooking the front of the property.

Bedroom Two
A further double bedroom with carpeted flooring and UPVC windows overlooking the rear of the property.

Second Floor Landing
Stairs lead to the second-floor accommodation, providing access to two further bedrooms.

Bedroom Three
A double bedroom featuring carpeted flooring, a UPVC window overlooking the front of the property, space for wardrobes and a vertical radiator.

Bedroom Four
A further double bedroom featuring carpeted flooring and a roof window, providing natural light to the room.

Outside
To the front of the property is a private, enclosed garden with a flagged surface, providing a low-maintenance outdoor space. To the rear, there is an additional garden area offering further outdoor space, together with a useful garden shed for storage.

Directions

Viewings

Viewings by arrangement only. Call 01422 756001 to make an appointment.

Council Tax Band

C

EPC Rating:

D

