



12 Yeoman Court, Clayton Heights, Bradford, BD6 3WZ

**** FANTASTIC PLOT POSITION ** OFFERED WITH NO CHAIN ** SUBSTANTIAL MODERN DETACHED** situated within this ever popular Westwood Park development where properties continue to sell well.

Internally the property briefly comprises, Entrance Hallway, Living Room, spacious Kitchen/Diner (formally 2 rooms), Utility Room, Study and W.C. To the first floor, four good sized bedrooms with en-suite to the master and house bathroom. Externally, are lawned gardens and double drive which leads to the garage. This can offer the potential to convert into an Annex or allow extension opportunity (subject to permissions). Well placed for many amenities, walks, schools and commute to Halifax and Bradford.

Viewing is strongly advised

£330,000

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ENTRANCE HALL

Stairs leading to the first floor

LOUNGE 16'1" x 13'7" (4.9m x 4.14m)

Wall mounted electric fire

DINING KITCHEN 27'6" x 8'10" (8.38m x 2.7m)

A great space, ideal for family gatherings with patio doors leading onto the decked seating area and garden. Having a selection of wall and base units, worktops with sink and drainer. Oven, hob and extractor. Plumbing for dishwasher

STUDY 6'11" x 6'5" (2.1m x 1.96m)

UTILITY ROOM 6'11" x 5'7" (2.1m x 1.7m)

Plumbing for washer and space for dryer

CLOAKROOM

Vanity style sink and W.C

FIRST FLOOR

Large landing area with loft access

MASTER BEDROOM 10'8" x 12'3" max (3.25m x 3.73m max)

Fitted wardrobes and en-suite

EN-SUITE

Corner shower cubicle with sink and W.C

BEDROOM TWO 12'9" x 9'9" (3.89m x 2.97m)

BEDROOM THREE 11' x 10'3" (3.35m x 3.12m)

BEDROOM FOUR 8'8" x 9'11" (2.64m x 3.02m)

FAMILY BATHROOM

Three piece suite with mixer tap, vanity sink and W.C

OUTSIDE

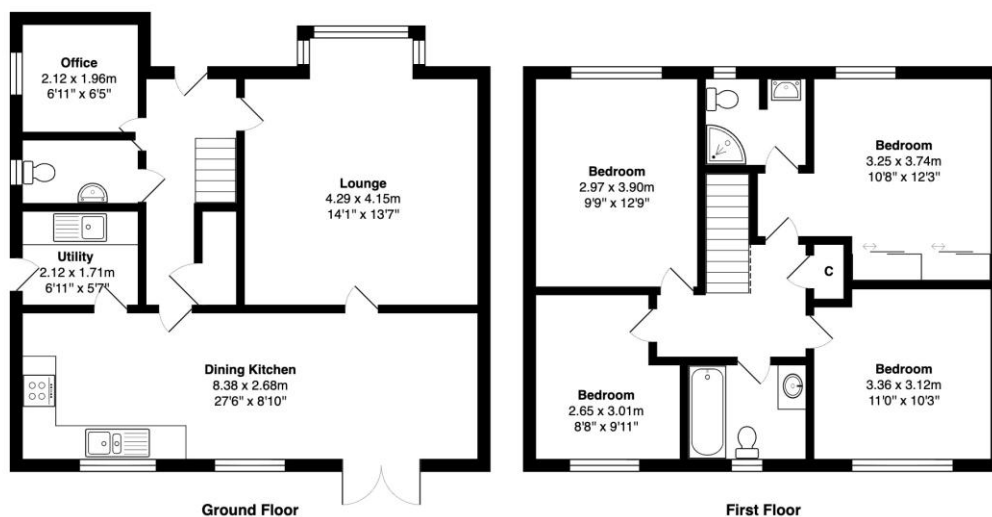
Sat on an enviable plot with double drive and double garage. Gardens to side and pleasant garden to the rear, mainly laid to lawn with large decked seating area

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

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: 120.8 m² ... 1300 ft²
 All measurements are approximate and for display purposes only

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