



## 72 Meldon Way, Clayton Heights, Bradford, BD6 3WN

**\*\* SUPERB TUCKED AWAY LOCATION \*\* POPULAR STYLE OF TOWN HOUSE \*\*** Accommodation sat over THREE floors and briefly comprising: Entrance hallway, cloakroom, kitchen and good size reception room with patio doors leading to rear garden. TWO DOUBLE BEDROOMS and family bathroom to the first floor whilst the second floor is dedicated to the MASTER EN\_SUITE. Externally are gardens to the front and rear with parking and garage. Tastefully decorated and well presented throughout we feel this is an ideal home for young families and strongly urge early arrangement of viewing. Situated within this increasingly popular part of Clayton Heights which is well placed for many amenities, schools, walks and commute to Halifax & Bradford.

**£210,000**

**T** 01274 601119 **E** wibsey@robertwatts.co.uk **W** robertwatts.co.uk  
Wibsey Office: 140 High Street, Wibsey, BD6 1JZ

**f** RWEstateAgents **t** @robertwatts\_

arla | propertymark naea | propertymark

# 72 Meldon Way, Clayton Heights, Bradford, BD6 3WN

**ENTRANCE HALLWAY** Stairs to the first floor, laminate flooring and cloakroom off

**CLOAKROOM** Vanity style sink and separate W.C

**KITCHEN 12'9" x 6'2" (3.89m x 1.88m)**

Fitted kitchen with a range of wall and base units. Worktops, sink and drainer. Oven, hob and extractor. Plumbing for washer and dish washer

**LOUNGE 12'10" x 16'3" (3.9m x 4.95m)**

Good size reception room with feature fireplace. Patio doors leading to the rear and large understair store cupboard

**FIRST FLOOR**

**BEDROOM TWO 12'10" x 11 (3.9m x 11)**

Double bedroom with two windows

**BEDROOM THREE 12'10" x 11'7" (3.9m x 3.53m)**

Double bedroom with two windows

**BATHROOM** 3 piece white suite with shower over.

**SECOND FLOOR**

**MASTER BEDROOM 12'10" x 13'1" (3.9m x 4m)**

With storage cupboard.

**DRESSING ROOM 10'2" x 6'4" (3.1m x 1.93m)**

Large walk through dressing room which leads to the en-suite

**EN-SUITE** Walk in shower with vanity style sink and W.C. Velux window

**OUTSIDE** Pleasant low maintenance gardens to the rear, enclosed and fully paved. Gardens to the front with driveway and garage

**FURTHER INFORMATION** Council Tax - Band C

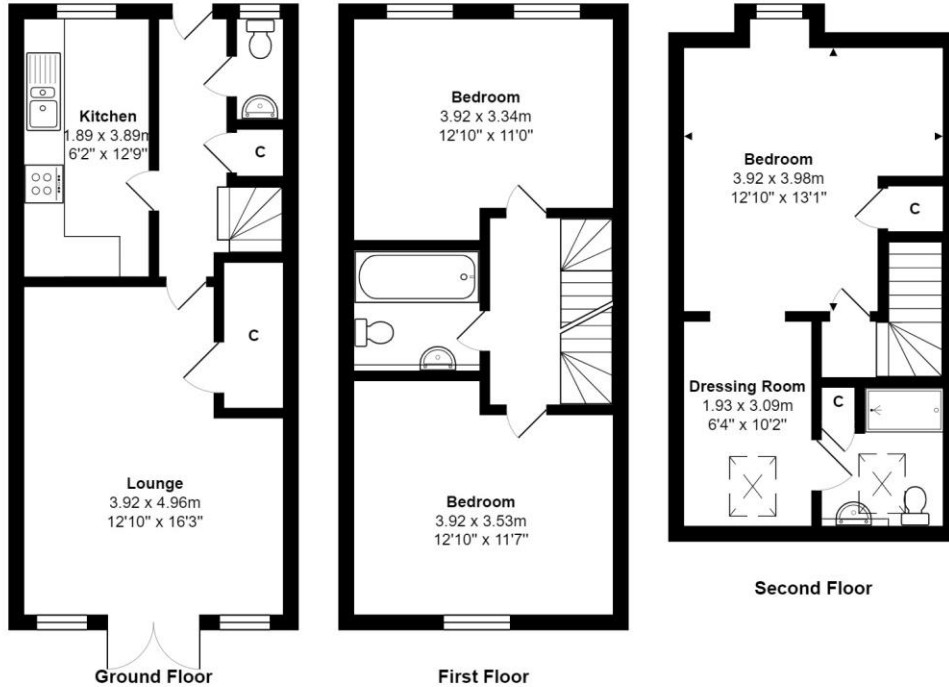
Tenure - Freehold

**MORTGAGES** We recommend The Mortgage Maestro, who are whole of market mortgage brokers. They have exclusive rates that are not available on the high street. Ben is on hand to discuss all of your mortgage needs. If you would like to arrange an appointment, contact us today.

Your home may be repossessed if you do not keep up to repayments on your mortgage.

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: 99.4 m<sup>2</sup> ... 1070 ft<sup>2</sup>

All measurements are approximate and for display purposes only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>	<b>75</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

01274 601119 
 [wibsey@robertwatts.co.uk](mailto:wibsey@robertwatts.co.uk)
[robertwatts.co.uk](http://robertwatts.co.uk)  
 Wibsey Office: 140 High Street, Wibsey, BD6 1JZ

RWEstateAgents 
 @robertwatts\_

arla | propertymark    naea | propertymark