



3 Brambling Drive, Clayton Heights, Bradford, BD6 3XB

** POPULAR RESIDENTIAL LOCATION ** WESTWOOD PARK, CLAYTON HEIGHTS ** CUL DE SAC LOCATION ** THREE DOUBLE BEDROOMS WITH POTENTIAL ** Viewing is strongly advised for this MODERN DETACHED property which briefly comprises: entrance hall, cloakroom, TWO RECEPTION ROOMS plus dining kitchen. THREE DOUBLE BEDROOMS (master en-suite) and family bathroom.

Externally are pleasant gardens to front and rear with driveway and integral garage which many neighbouring properties have converted over the years. Well placed for many amenities, commute to Bradford/Halifax and schools close by. Many improvements have been made over the year to include replacement boiler, fitting of composite doors and some kitchen appliances. BOOK YOUR VIEWING TODAY

£265,000

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ENTRANCE HALL

Recently fitted composite door and cloakroom off

CLOAKROOM

Sink and W.C

LOUNGE 16'3" x 10'9" (4.95m x 3.28m)

Feature fireplace housing living flame gas fire. Opens to the dining room and open stairs to first floor

DINING ROOM 9'7" x 9 (2.92m x 9)

Patio doors leading to rear gardens

KITCHEN / DINER 17'1" max x 10'2" max (5.2m max x 3.1m max)

Modern fitted kitchen with an array of wall and base units and worktops to include breakfast bar. Recently fitted oven with separate hob and extractor. Plumbing for washer and dish washer. Understair pantry

MASTER BEDROOM 14'8" max x 11'8" (4.47m max x 3.56m)

Fitted wardrobes

EN-SUITE

Shower cubicle, sink and W.C

BEDROOM TWO 10' x 9'1" (3.05m x 2.77m)

BEDROOM THREE 10'5" x 11'4" max (3.18m x 3.45m max)

Fitted wardrobes

BATHROOM

Modern family bathroom with three piece suite, shower over panelled bath, sink and W.C

INTEGRAL GARAGE

Neighbouring properties have converted this room to create additional space

OUTSIDE

Open aspect to the front with driveway to garage. Lovely garden to the rear with paved area and composite decked seating area

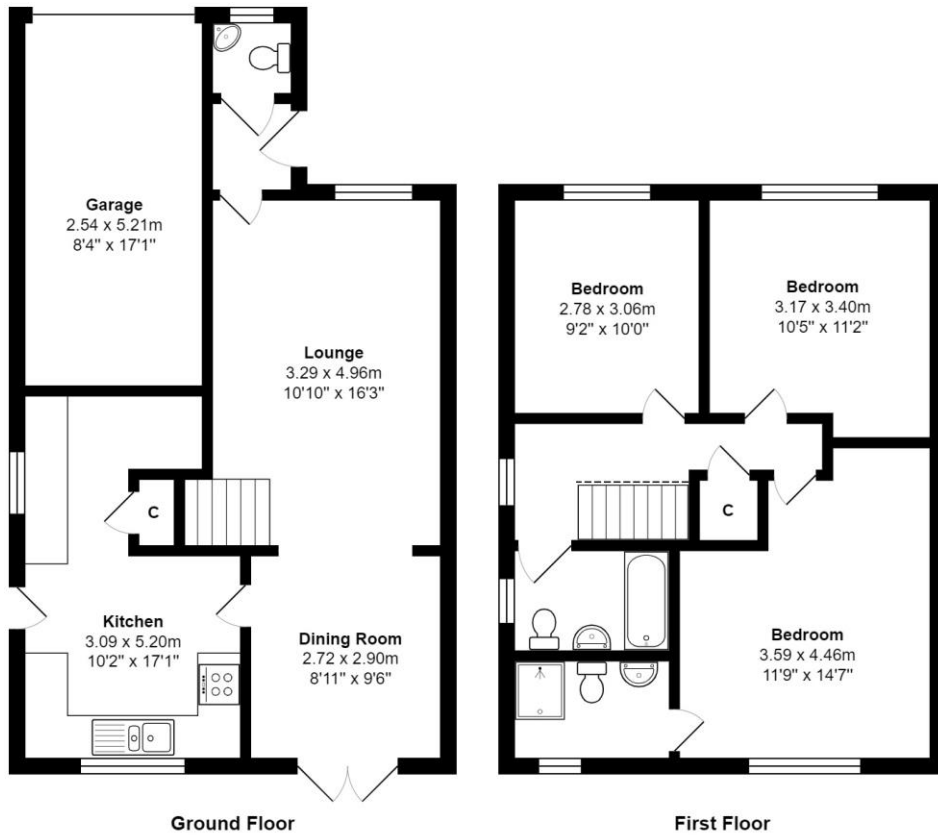
FURTHER INFORMATION

Council Tax - Band D

Tenure - Freehold

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: 91.0 m² ... 980 ft² (excluding garage)
 All measurements are approximate and for display purposes only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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