



6 Bunting Drive, Clayton Heights, Bradford, BD6 3XE

**** OFFERED WITH NO CHAIN ** IDEAL PROPERTY TO GET ON THE HOUSING LADDER **** Well presented TWO BEDROOM MODERN END TOWN HOUSE with GARDENS to three sides lending itself for extension opportunities (subject to the relevant permissions), PARKING & GARAGE. Located in the POPULAR RESIDENTIAL LOCATION of Westwood Park within easy reach of local primary schools and bus routes to Bradford & Halifax. Having UPVC double glazing & gas central heating, NEW BOILER FITTED JANUARY 2023. BOOK A VIEWING TODAY.

£159,950

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LOUNGE 18'3" x 11'10" (5.56m x 3.6m)

Feature fireplace with marble inset and hearth housing electric fire. Open stairs to first floor and patio doors to garden

KITCHEN 11'11" x 7'10" (3.63m x 2.4m)

A range of wall and base units. Worktops, 1 1/2 bowl sink unit, double oven, hob and extractor. Plumbing for washer

LANDING

Access to the loft

BEDROOM ONE 11'11" x 10'5" max (3.63m x 3.18m max)

Freestanding wardrobe

BEDROOM TWO 11' x 8'1" (3.35m x 2.46m)

Fitted cupboard overstairs and freestanding wardrobe

BATHROOM

Three piece suite with shower over, vanity style sink and W.C

OUTSIDE

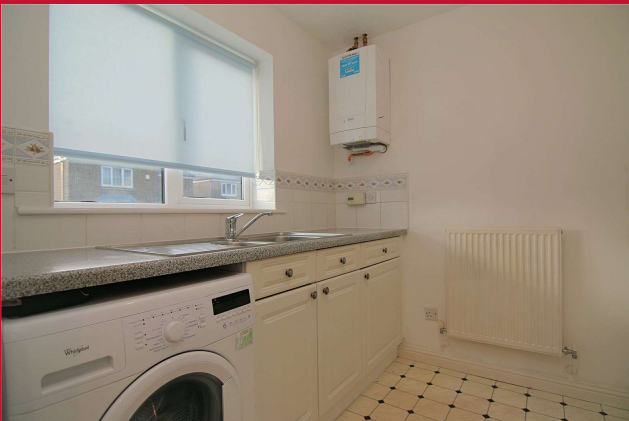
Sat on an enviable plot having lawned gardens to three sides, paved seating area and drive to the garage

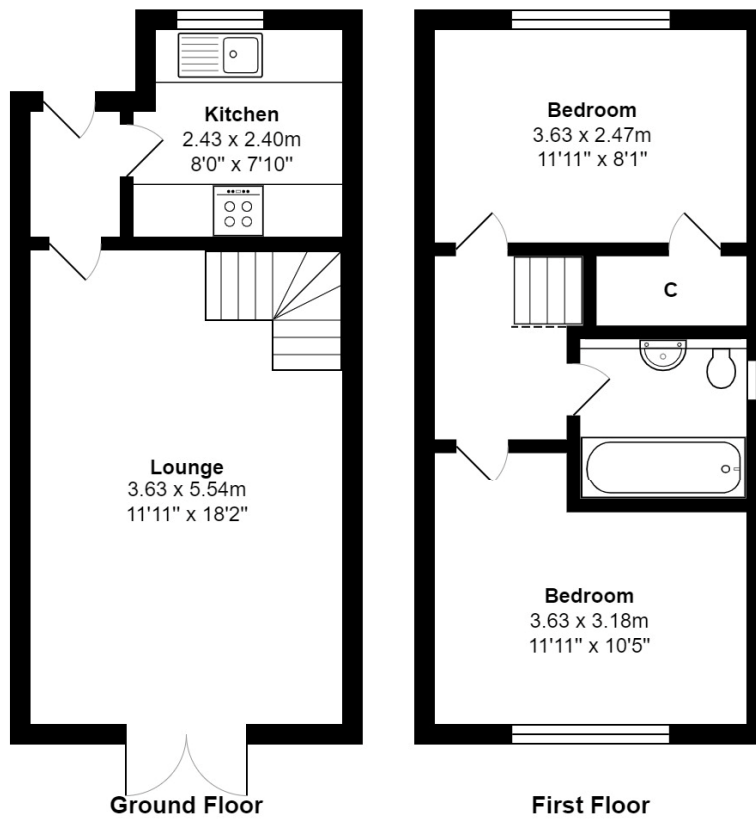
FURTHER INFORMATION

Council Tax - Band B

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: 57.4 m² ... 618 ft²

All measurements are approximate and for display purposes only

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		84
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

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