



18 Kingfisher Court, Clayton Heights, Bradford, BD6 3YS

**** LOVELY YOUNG FAMILY HOME **** POPULAR RESIDENTIAL AREA, WESTWOOD PARK, CLAYTON HEIGHTS ** Viewing is strongly advised for this MODERN END TOWN HOUSE briefly comprising: entrance hallway, cloakroom, good size reception room and kitchen, two bedrooms and family bathroom to the first floor, the second floor has been dedicated to an overall MASTER BEDROOM with EN-SUITE. Externally are lawned gardens to the front and enclosed garden to the rear with driveway and attached garage. Additional benefits include GCH DG HIVE SYSTEM & ALARM. Well placed for many amenities, schools, commute, play area and walks. **BOOK YOUR VIEWING TODAY**

£200,000

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

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ENTRANCE HALLWAY

Cloakroom off and stairs leading to first floor. Laminate flooring

CLOAKROOM

Sink and W.C

LOUNGE 13'4" x 17'9" (4.06m x 5.4m)

Good size reception room with patio doors leading to the garden. Feature fireplace, laminate flooring and useful under stair store cupboard

KITCHEN 10'1" x 6'5" (3.07m x 1.96m)

Fitted kitchen with a selection of wall and base units. Worktops, 1 1/2 stainless steel sink unit, oven, hob and extractor. Plumbing for washer and tiled flooring

FIRST FLOOR

BEDROOM THREE 13'5" x 8'6" max (4.1m x 2.6m max)

Two windows

BEDROOM TWO 13'5" x 9'7" (4.1m x 2.92m)

Two windows

BATHROOM

Three piece suite with part tiled walls

SECOND FLOOR

MASTER BEDROOM 22' x 10' (6.7m x 3.05m)

Overall master bedroom with dormer and Velux window. Under eave storage and En-suite

EN-SUITE

Good size en-suite with shower cubicle, sink and W.C

OUTSIDE

Open aspect to the front, mainly laid to lawn. Enclosed garden to rear with lawn and paved seating area. Driveway with parking for several cars which leads to an attached garage with power and light, plus a tap

NOTE

HIVE heating system

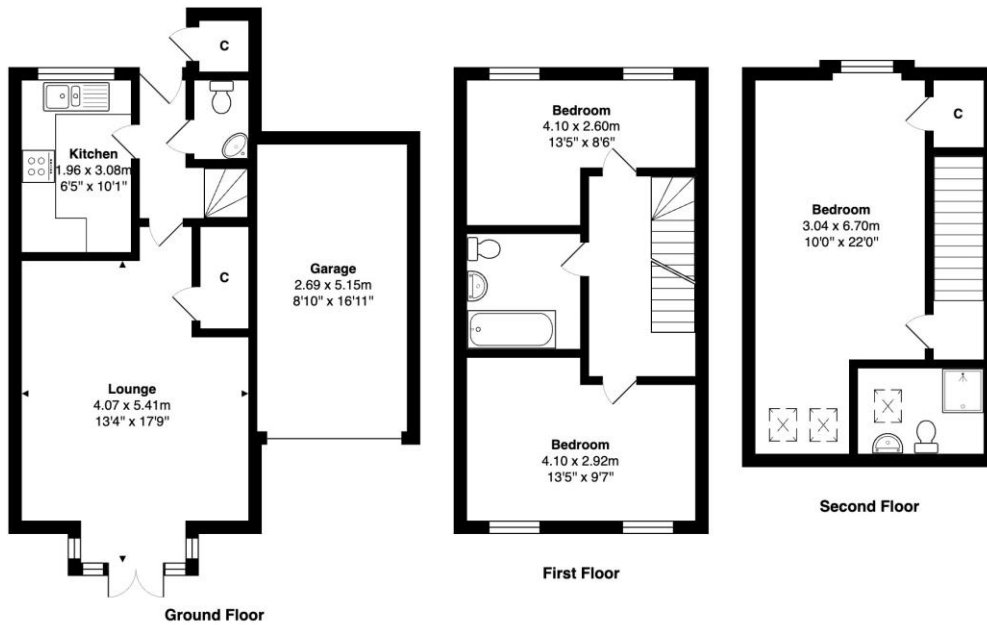
FURTHER INFORMATION

Council Tax - Band C

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: 94.5 m² ... 1017 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	74	
(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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