



## **41 Meldon Way, Clayton Heights, Bradford, BD6 3WP**

**\*\* MODERN END TOWN HOUSE \*\* COMPETITVELY PRICED TO SELL \*\* IN NEED OF SOME COSMETIC UPDATING THROUGHOUT \*\*** Viewing is strongly advised for this MODERN END TOWN HOUSE situated within this highly sought after WESTWOOD PARK, CLAYTON HEIGHTS. Formerly a three bedroom and now boasts FOUR BEDROOMS over three floors. Briefly comprising: Entrance hallway, cloakroom, kitchen and large lounge. Two double bedrooms and family bathroom to the first floor, two bedrooms one with en-suite to the 2nd floor. Externally are large gardens to rear and side with driveway leading to garage (within a block).

**£160,000**

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## **ENTRANCE HALLWAY**

With cloakroom off

## **CLOAKROOM**

Vanity style sink and W.C

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

Selection of wall and base units, worktops, sink and drainer. Plumbing for washer, oven, hob and extractor

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

Good size reception room with feature fireplace and patio doors leading to the rear gardens. Useful understair store cupboard

## **FIRST FLOOR**

### **BEDROOM ONE 12'10" x 11' (3.9m x 3.35m)**

### **BEDROOM TWO 12'10" x 11'6" (3.9m x 3.5m)**

## **BATHROOM**

Three piece white suite

## **SECOND FLOOR**

Formerly dedicated to overall master suite which has now been split.

### **BEDROOM THREE 12'10" x 13' (3.9m x 3.96m)**

### **BEDROOM FOUR 10'2" x 6'3" (3.1m x 1.9m)**

Access to the en-suite

## **EN-SUITE**

NOT IN WORKING ORDER. Shower cubicle, sink and W.C

## **OUTSIDE**

Open aspect to the front with driveway leading to garage (within a block). Good size gardens to the rear and side

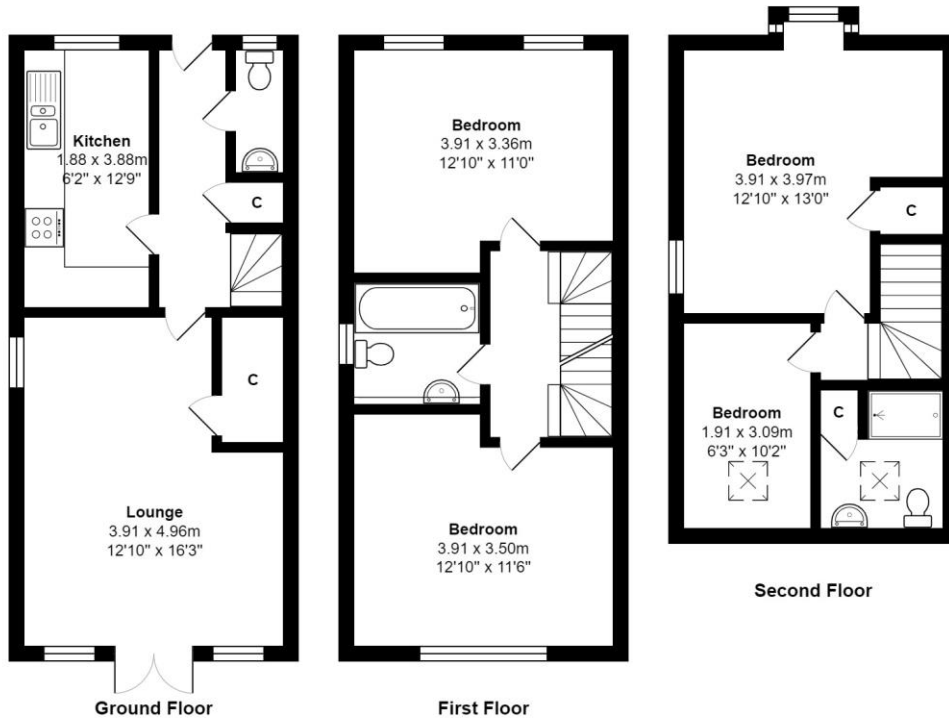
## **FURTHER INFORMATION**

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: 99.0 m<sup>2</sup> ... 1066 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>85</b>
(69-80) <b>C</b>	<b>71</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	

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