



22 Highgate Grove, Clayton Heights, Bradford, West Yorkshire, BD13 2RU

**** STUNNING VIEWS TO REAR **** AN EXCITING OPPORTUNITY has arisen to acquire this SPACIOUS SEMI DETACHED BUNGALOW property situated within this highly sought after cul de sac within the Clayton Heights/Queensbury area. VAST AMOUNTS OF OPPORTUNITIES TO CREATE ADDITIONAL LIVING SPACE (subject to permissions) are available. Briefly comprising: entrance hallway, lounge breakfast kitchen, bathroom utility room and CONSERVATORY which enjoys far reaching views across the valley, and ATTACHED GARAGE, which could easily be converted. Additionally, there is a large ATTIC ROOM with wash facilities. Sat on an enviable plot with gardens to three sides and block paved driveway. This really is a MUST SEE!

Offers Over £242,000

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ENTRANCE HALLWAY

With closed stairs to the attic room

LOUNGE 11'5" x 11'11" (3.48m x 3.63m)

Good size reception room with patio doors to the rear elevation

KITCHEN 14'2" x 10'11" (4.32m x 3.33m)

Breakfast kitchen with two tone wall and base units to include display cabinets. Worktops, sink and drainer. Freestanding oven, extractor and plumbing for dish washer

UTILITY ROOM 7'4" x 6'3" (2.24m x 1.9m)

Wall and base units. Plumbing for washer and door to side elevation

CONSERVATORY 15' x 11'11" (4.57m x 3.63m)

Fabulous addition which enhances the outlook

BEDROOM 11'5" x 13'1" (3.48m x 4m)

Fitted bedroom furniture to include drawers

BEDROOM 7'2" x 11'10" (2.18m x 3.6m)

BATHROOM

Bath with shower over and screen. Sink and W.C

ATTACHED GARAGE 7'4" x 10'10" (2.24m x 3.3m)

Ideal space for conversion (subject to permissions)

FIRST FLOOR

BEDROOM 11'10" x 13'5" (3.6m x 4.1m)

Two Velux windows

EN-SUITE

Shower, sink and W.C

LANDING AREA

With eave storage

OUTSIDE

Sit on an enviable plot with gardens to three sides providing plenty of opportunity for extension (subject to permission). Block paved driveway to the front providing plenty of parking leading to attached garage. Garden to side and shed with lawn, paved seating area and decking to sit and enjoy the far reaching views across the valley. An ideal space for entertaining

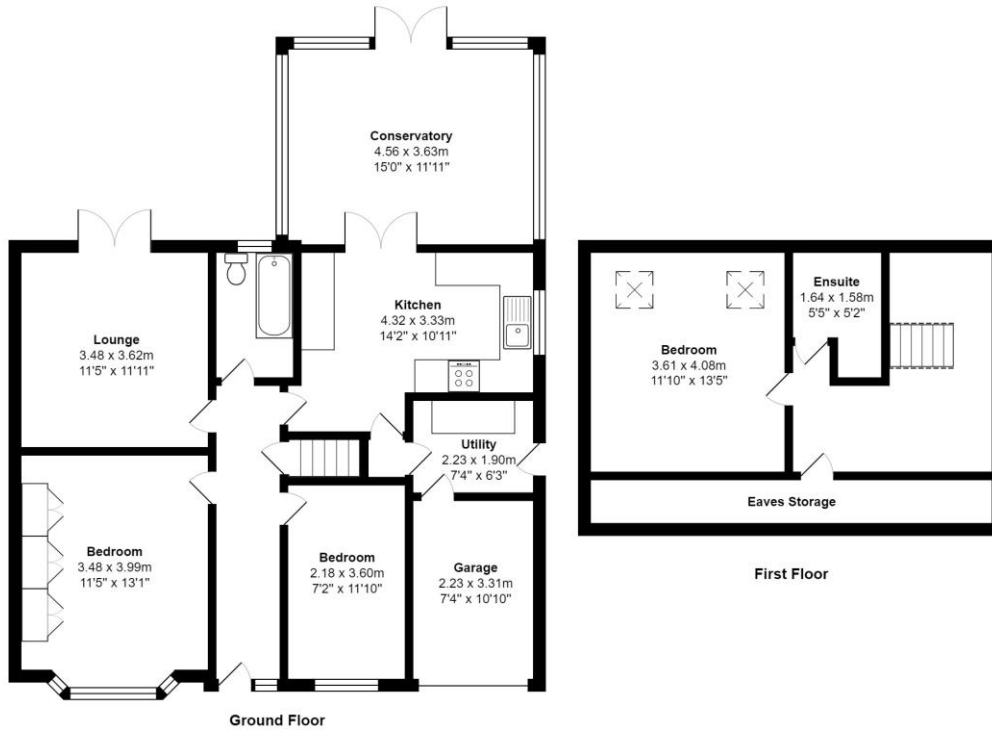
FURTHER INFORMATION

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: 130.8 m² ... 1408 ft²

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		86
(69-80) C	72	
(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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