



2 Jacana Way, Clayton Heights, Bradford, BD6 3XW

**** SUPERB FIRST TIME PURCHASE/YOUNG FAMILY HOME ** MODERN END TOWN HOUSE ** SOUGHT AFTER LOCATION **** Viewing is strongly advised for **TWO DOUBLE BEDROOM** modern end town house which is further enhanced with a **LARGE** garden to the rear, **GCH DG**, parking and tastefully decorated throughout. Situated within this popular location of Clayton Heights, BD6. Ideal for many of the local amenities, commute to neighbouring towns and cities plus well placed for schools.

£155,000

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FURTHER INFORMATION Council Tax - Band B

Tenure - Freehold

MORTGAGES We recommend The Mortgage Maestro, who are whole of market mortgage brokers. They have exclusive rates that are not available on the high street. Ben is on hand to discuss all of your mortgage needs. If you would like to arrange an appointment, contact us today.

Your home may be repossessed if you do not keep up to repayments on your mortgage.

ENTRANCE HALL

LOUNGE 13' x 14'6" (3.96m x 4.42m)

Laminate flooring and useful cupboard under stair

DINING KITCHEN 13' x 9'2" (3.96m x 2.8m)

Lovely modern fitted kitchen with a selection of wall and base units, worktops incorporating breakfast bar, oven, hob and extractor. Integrated appliances to include washer, dishwasher, fridge and freezer. doors leading out to the rear gardens

LANDING With loft access

BEDROOM ONE 13' x 12'6" (3.96m x 3.8m)

Large cupboard over stair

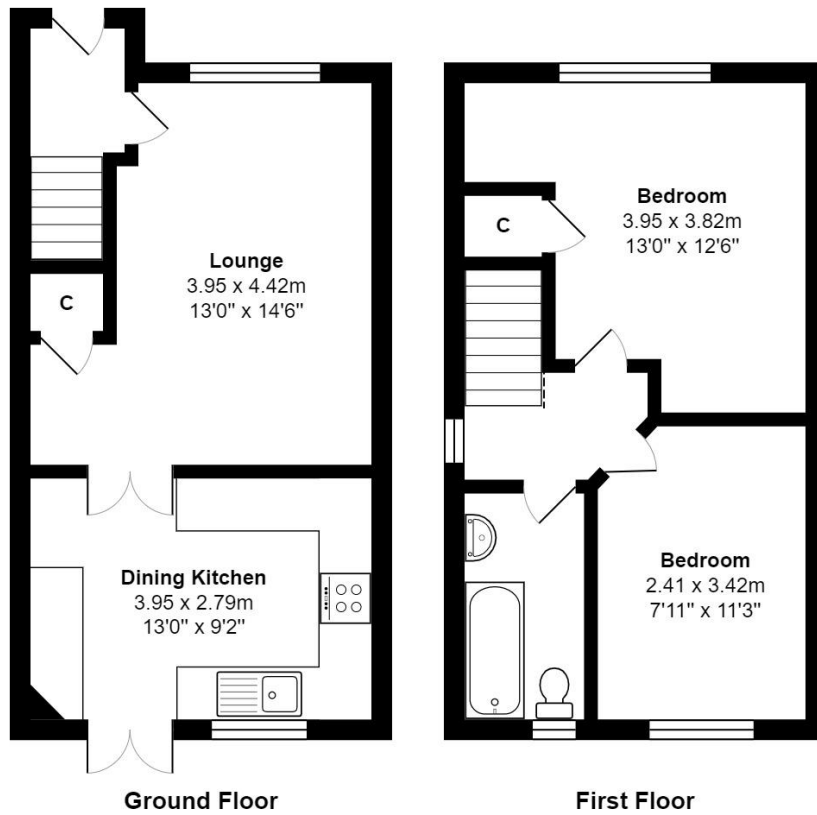
BEDROOM TWO 11'3" x 7'1" (3.43m x 2.16m)

BATHROOM Modern three piece white suite with shower over bath and screen, sink and w/c

OUTSIDE Parking to the front. Large gardens to the rear with raised decked seating area, large patio and lawn with bedding boarders. Area to side housing shed.

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: 58.9 m² ... 634 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		88
(69-80) C	69	
(55-68) D		
(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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