



46 Meldon Way, Clayton Heights, Bradford, BD6 3WN

**** OFFERED WITH NO CHAIN **** Situated within a cul de sac location in this HIGHLY SOUGHT AFTER area of Westwood Park, Clayton Heights, ideal for many amenities and commute to Bradford and Halifax. The versatile living arrangements over three floors briefly comprise: entrance hallway, integral garage, bedroom three, shower room and utility with access to the gardens. Well presented lounge which opens into the dining kitchen allowing plenty of natural light throughout to the first floor. Master bedroom with en-suite, bedroom two and family bathroom to the second floor. Drive leading to garage and enclosed gardens to the rear.

£225,000

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ENTRANCE HALLWAY

Useful understair store cupboard and laminate flooring

INTEGRAL GARAGE 16'5" x 8'2" (5m x 2.5m)

Up and over door. Neighbouring properties have converted this room

BEDROOM THREE 9'1" x 8'1" (2.77m x 2.46m)

UTILITY ROOM 6'1" x 5'7" (1.85m x 1.7m)

Worktops, sink and drainer. Plumbing for washer and space for dish washer. Door to the rear

SHOWER ROOM

Shower cubicle, vanity sink and W.C

FIRST FLOOR

LOUNGE 14'8" x 12'9" (4.47m x 3.89m)

Well presented reception room opening through to the dining room

KITCHEN 12'9" x 8'1" (3.89m x 2.46m)

Modern fitted kitchen with a selection of wall and base units. Worktops, sink and drainer. Oven, hob, extractor, dish washer and fridge freezer

SECOND FLOOR

Overstair store cupboard

MASTER BEDROOM 14'6" x 11'8" (4.42m x 3.56m)

Built in cupboard space

EN-SUITE

Modern en-suite with shower cubicle, vanity style sink and W.C

BEDROOM TWO 13'10" x 8'6" (4.22m x 2.6m)

FAMILY BATHROOM

Three piece white suite

OUTSIDE

Driveway to the front leading to the garage. Pleasant gardens to the rear with lawn and decked seating area

FURTHER INFORMATION

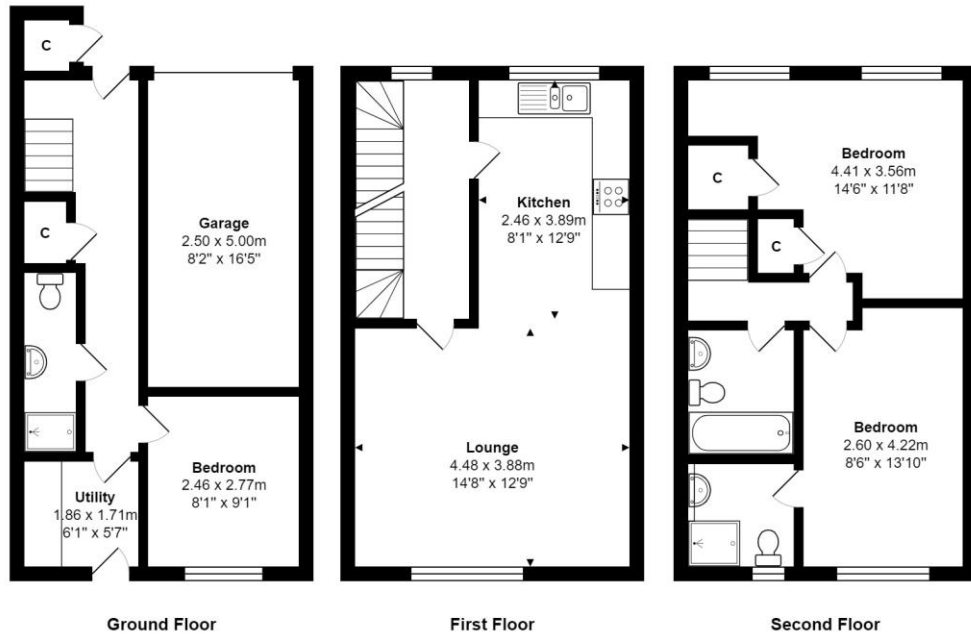
Council Tax - Band C

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.

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: 107.3 m² ... 1155 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		85
(69-80)	C		
(55-68)	D	64	
(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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