



14 Peregrine Way, Clayton Heights, Bradford, BD6 3YA

**** LARGE GARDENS TO THE REAR ** MODERN KITCHEN THROUGH TO DINING AREA ** UTILITY AND GARAGE STORE ** THREE BEDROOMS WITH MASTER EN-SUITE **** Situated within a cul de sac location with pleasant outlook to the rear is this impressive MODERN DETACHED property briefly comprising: entrance hall, lounge with double doors leading through to the dining area which is open to the 'L' shaped kitchen and patio doors leading to the rear. Having had some adaptations now allowing for a good size utility room and cloakroom plus garage store. Upstairs there are THREE GOOD SIZE BEDROOMS, house bathroom and the master room having a large en-suite. Externally, is a twin driveway and lawn garden to the front with an enclosed garden to the rear, mainly laid to lawn and patio seating area ideal for family entertainment. Westwood Park, Clayton Heights is well placed for many amenities, schools, walks and commute to Bradford/Halifax. Book your viewing today.

£275,000

14 Peregrine Way, Clayton Heights, Bradford, BD6 3YA

ENTRANCE HALL

LOUNGE 10'7" x 14'5" (3.23m x 4.4m)

With bay window, laminate flooring and feature fireplace housing gas fire

DINING KITCHEN 11'7" approx x 23'6" (3.53m approx x 7.16m)

A large open space with modern kitchen having plenty of wall and base units. Worktops with sink and drainer. Oven, hob and extractor, integrated appliances to include dishwasher, fridge freezer. The dining area has patio doors leading to rear garden

UTILITY AREA 8'9" x 4'3" (2.67m x 1.3m)

Plumbing for washer and space for dryer. Cloakroom off

CLOAKROOM

Vanity style sink and W.C

FIIRST FLOOR

MASTER BEDROOM 14'6" x 13'9" (4.42m x 4.2m)

A good size with wall to wall sliding door fitted wardrobes and en-suite access

ENSUITE SHOWER ROOM

Oversize shower, vanity style sink and W.C

BEDROOM TWO 11' x 9'3" (3.35m x 2.82m)

BEDROOM THREE 11'2" x 8'2" (3.4m x 2.5m)

HOUSE BATHROOM

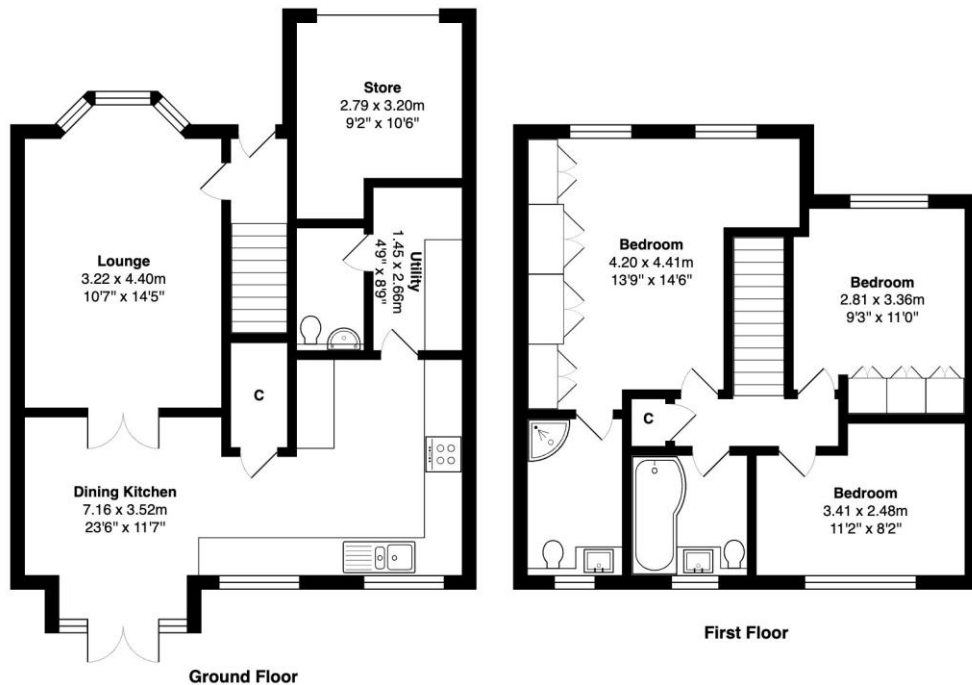
Three piece white suite with shower over bath and screen. Sink and W.C

OUTSIDE

Sat on an enviable plot with large gardens to side and rear which lends itself to possible extension (subject to the relevant permissions). The twin drive offers plenty of off road parking and large garage store. (10'6" x 9'2)

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: 106.6 m² ... 1148 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		
(69-80) C		83
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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

RWEstateAgents
 @robertwatts_

arla | propertymark naea | propertymark