



3 Grebe Close, Clayton Heights, Bradford, BD6 3XN

**** LOVELY MODERN DETACHED ** CUL DE SAC LOCATION ** FOUR BEDROOMS **** Viewing is strongly advised for this spacious family home situated within this increasingly popular WESTWOOD PARK, Clayton heights area where properties are selling fast! Briefly comprising: Entrance hall, lounge, dining room and LARGE CONSERVATORY. Good size kitchen with utility and cloakroom PLUS a great size playroom which was the former garage and front garage store space. FOUR BEDROOMS with master ensuite shower room and family bathroom. Externally, are pleasant gardens to the front with off road parking and pleasant low maintenance gardens to the rear with paved and raised deck seating areas. A good size family home in a well regarded area.

Offers Over £350,000

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ENTRANCE HALLWAY

Welcoming with open stairs leading to the first floor and under stair cupboard

LOUNGE 10'6" x 15'1" (3.2m x 4.6m)

Feature fireplace and double doors opening into the dining area

DINING AREA 8'10" x 8'10" (2.7m x 2.7m)

Patio doors leading through to the conservatory

CONSERVATORY 12' x 11'5" (3.66m x 3.48m)

A fantastic addition overlooking the rear gardens with power and light

UTILITY ROOM

Matching wall and base units with the kitchen, sink and drainer, Plumbing for washer and cloakroom off

CLOAKROOM

Sink and W.C off from the utility

FORMER GARAGE/PLAYROOM 12'2" x 8'4" (3.7m x 2.54m)

With internal and external access. Good use of space

KITCHEN 11'1" x 8'10" (3.38m x 2.7m)

Solid kitchen with an array of wall and base units, worktops, sink and drainer. Integrated appliances to include dishwasher, oven, hob and extractor, fridge and freezer

FIRST FLOOR

Landing area with loft access and airing cupboard

MASTER BEDROOM 10'4" x 11'1" (3.15m x 3.38m)

Built in sliding door wardrobes and matching bedroom furniture, plus en-suite

EN-SUITE

Built in shower, sink and W.C

BEDROOM TWO 11'1" x 8'7" (3.38m x 2.62m)

Fitted wardrobes with matching dresser

BEDROOM THREE 10'1" x 11'2" (3.07m x 3.4m)

BEDROOM FOUR 10'1" x 6'9" (3.07m x 2.06m)

Currently utilised as a dressing area with fitted sliding door wardrobes

FAMILY BATHROOM

Three piece suite with vanity style sink unit and W.C. Panelled bath with shower over

OUTSIDE

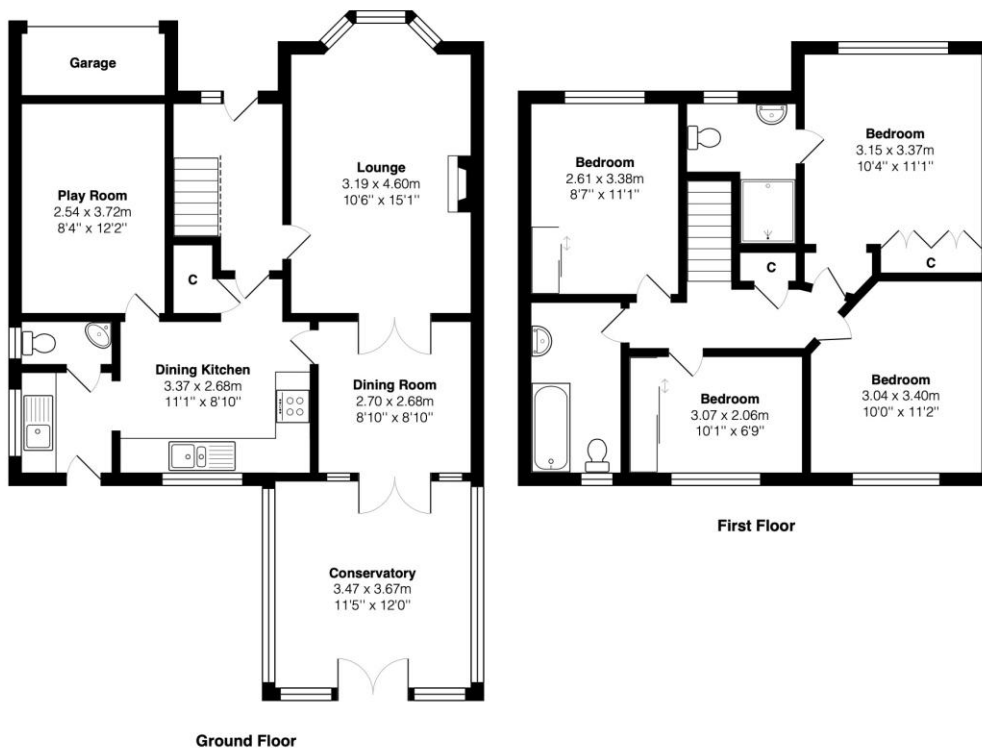
Gardens to the front with driveway. Small garage store with up and over door. Enclosed gardens to the rear with decorative paved area, raised decked seating area. A good space for entertaining

BUYER DISCLAIMER

Please note if you proceed with an offer on this property, we are obliged to undertake mandatory Anti Money Laundering checks on behalf of HMRC. All estate agents have to do this by law and we outsource this process to our compliance partners Credas who charge a fee for this service.

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: 127.7 m² ... 1375 ft²

All measurements are approximate and for display purposes only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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