



### **3 Meldon Way, Clayton Heights, Bradford, BD6 3WP**

\* OFFERED WITH NO CHAIN \*\* MODERN TERRACE PROPERTY \*\* IDEAL FIRST TIME PURCHASE \*\*  
Situating within this increasingly popular area of Westwood Park, Clayton Heights, ideal for many of the nearby amenities and commute to neighbouring villages and towns is this TWO BEDROOM terrace property. Further enhanced with kitchen, lounge, bathroom, GCH DG and garden area to the rear. Viewing is highly advised.

**£165,000**

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### ENTRANCE HALLWAY

Cloakroom off and useful store cupboard

### CLOAKROOM

Sink and W.C

### LOUNGE 12'10" x 14'10" (3.9m x 4.52m)

Open stairs to first floor and patio doors leading to rear

### KITCHEN 8'1" x 6'7" (2.46m x 2m)

Selection of wall and base units, worktops with sink and drainer, oven, hob and extractor, plumbing for washer

### FIRST FLOOR

Landing area

### BEDROOM ONE 12'10" x 8'2" (3.9m x 2.5m)

Over stair store cupboard

### BEDROOM TWO 12'10" x 8' (3.9m x 2.44m)

### BATHROOM

Three piece suite with shower over bath, sink and w/c

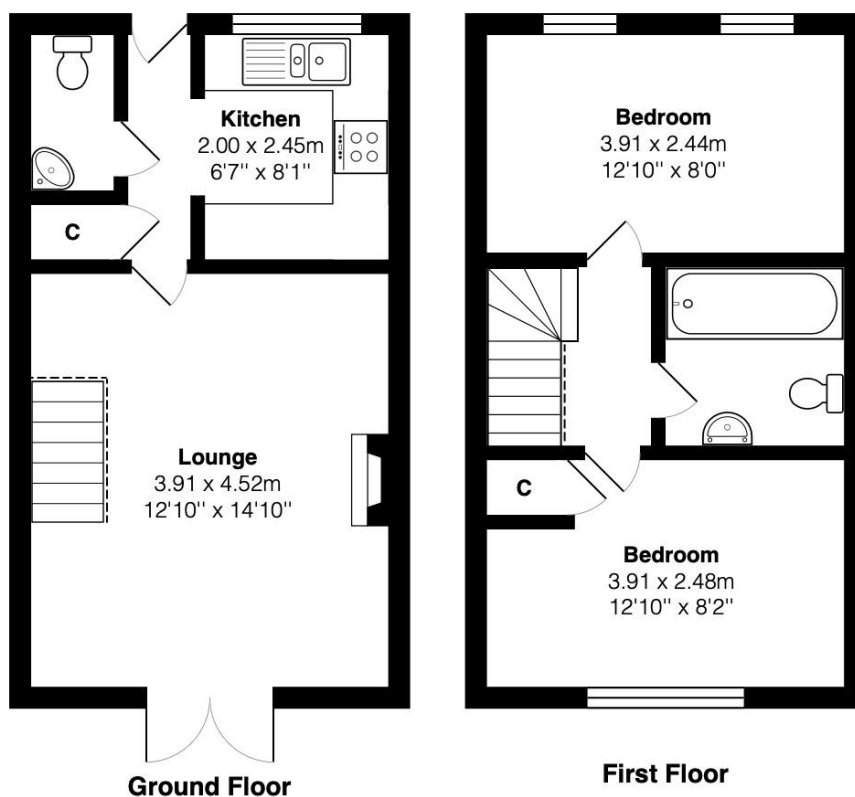
### OUTSIDE

Off street parking to the front, good size gardens to the rear with decked seating area

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: 55.7 m<sup>2</sup> ... 600 ft<sup>2</sup>

All measurements are approximate and for display purposes only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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