Sugdens
Sales & Lettings



# Yateholm Drive, Clayton Heights,

## £95,000

* FIRST FLOOR APARTMENT * TWO BEDROOMS * SOUGHT AFTER DEVELOPMENT *
* SPACIOUS * TWO BATH/SHOWER ROOMS * IDEAL STARTER HOME * ALLOCATED PARKING *
Situated on the much sought after development of Westwood Park, is this pleasant two bedroom first floor apartment.
Offering spacious accommodation throughout and boasting en suite facilities, electric heating and double glazing.
The property would be of interest to a FTB/downsizer/young Couple.
Briefly comprising communal entrance, hallway, lounge, kitchen, two bedrooms - master having en-suite, together with a main bathroom.
To the outside there is an allocated parking space and communal gardens.







## Communal Entrance
Access via intercom.

## Reception Hallway
With electric heater, store cupboard.

## Lounge
17'7" x 13'1" (5.36m x 3.99m)
With upvc French doors to Juliet style balcony, and 2 electric heaters.



## Kitchen
7'8" x 7'9" (2.34m x 2.36m)
Beechwood effect fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, stainless steel oven and hob, integrated washing machine / dryer, part tiled walls.



## Bedroom One
8'3" x 10'7" (2.51m x 3.23m)
With electric heater. En-Suite Shower Room;

## En Suite Shower Room
With white three piece suite and heated towel rail.



## Bathroom
Three piece white suite comprising panelled bath, low suite wc, pedestal wash basin, part tiled walls and heated towel rail.

## Bedroom Two
11'8" x 8'3" (3.56m x 2.51m)
With electric heater.



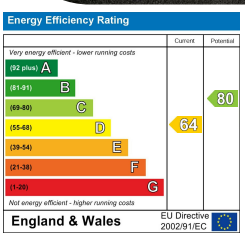
## Exterior
To the outside there are communal gardens and allocated parking.

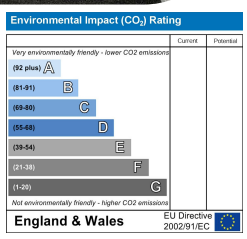
## Directions
From our office on Queensbury High Street head toward Gothic St, continue to follow A647 towards Bradford for 1.2 miles, turn right onto The Birdwalk, right onto Sheila Henry Dr, left onto Jacana Way, continue onto Winscar Ave, at the roundabout turn right onto Yateholm Dr, at the roundabout take the 1st exit and stay on Yateholm Dr.

## TENURE
LEASEHOLD.

## Council Tax Band
B / Bradford






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