



Yateholm Drive, Clayton Heights,

£95,000

*** FIRST FLOOR APARTMENT * TWO BEDROOMS * SOUGHT AFTER DEVELOPMENT ***

*** SPACIOUS * TWO BATH/SHOWER ROOMS * IDEAL STARTER HOME * ALLOCATED PARKING ***

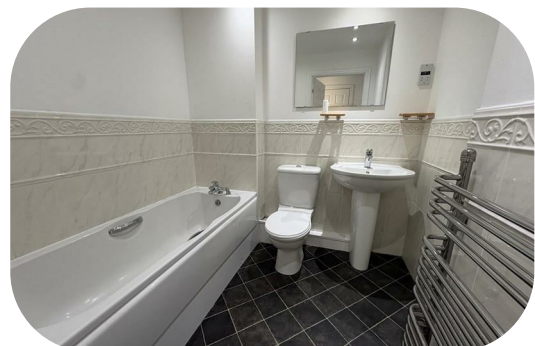
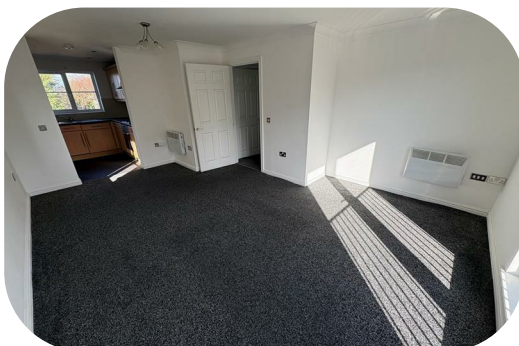
Situated on the much sought after development of Westwood Park, is this pleasant two bedroom first floor apartment.

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



Agent Notes & Disclaimer We endeavour to make our particulars fair, accurate and reliable. The information provided does not constitute or form part of an offer or contract, nor may it be regarded as representation. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and for guidance only, as are floorplans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for purpose. We strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. **Money Laundering Regulations** Intending purchasers will be asked to produce identification and proof of finance. We would ask for your co-operation in order that there will be no delay in agreeing a sale. We are covered and members of The Property Ombudsman.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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