Robert Watts

GETTING WEST YORKSHIRE MOVING



42 Meldon Way, Clayton Heights, Bradford, BD6 3WN

** OFFERED WITH NO CHAIN ** POPULAR RESIDENTIAL AREA OF WESTWOOD PARK, CLAYTON HEIGHTS ** END TOWN HOUSE WITH VERSATILE ACCOMMODATION OVER THREE FLOORS **

Modern end town house situated within this cul de sac location. The accommodation briefly comprises: Integral garage, bedroom, shower room and utility room to the ground floor. Spacious lounge/dining area and kitchen to the first floor with two bedrooms master en-suite and family bathroom to the first floor. Externally, is a driveway with lawn gardens and pleasant garden to the rear. In need of some cosmetic updating this property is an affordable young family home were you can 'make your own mark'.

Offers Over £190,000

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ENTRANCE HALLWAY
Stairs leading to the first floor

UTILITY ROOM 5'10" x 5'3" (1.78m x 1.6m)
Wall units, worktops, sink and drainer. Plumbing for washer and space for dryer. Door leading to the rear gardens

BEDROOM THREE 8'9" x 7'7" (2.67m x 2.3m)

SHOWER ROOM Built in shower cubicle, sink and W.C

FIRST FLOOR

LOUNGE/DINER 16'5" max x 14'2" max (5m max x 4.32m max)
Great size reception room with windows to rear and side. Feature fireplace.
PLEASE NOTE: A leak from the bathroom (now fixed) on the first floor has caused damage to the ceiling. This may need to be replaced in parts

KITCHEN 7'7" x 8'3" (2.3m x 2.51m)
Fitted kitchen with a selection of wall and base units, oven, hob and extractor. Plumbing for dishwasher and space for free standing appliances

SECOND FLOOR

MASTER BEDROOM 11'4" x 8'4" (3.45m x 2.54m)
Built in wardrobes and access to en-suite

EN-SUITE
Corner shower cubicle, sink and W.C

BEDROOM TWO 14'2" x 8'2" (4.32m x 2.5m)
Built in wardrobes and cupboard space

BATHROOM
Three piece suite with panelled bath, sink and W.C

OUTSIDE
Driveway leads to an INTEGRAL GARAGE which some neighbouring properties have converted (subject to permissions). Lawn gardens to the front with access down the side leading to a pleasant mature garden to the rear with seating area

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. Please note this is not refundable

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.







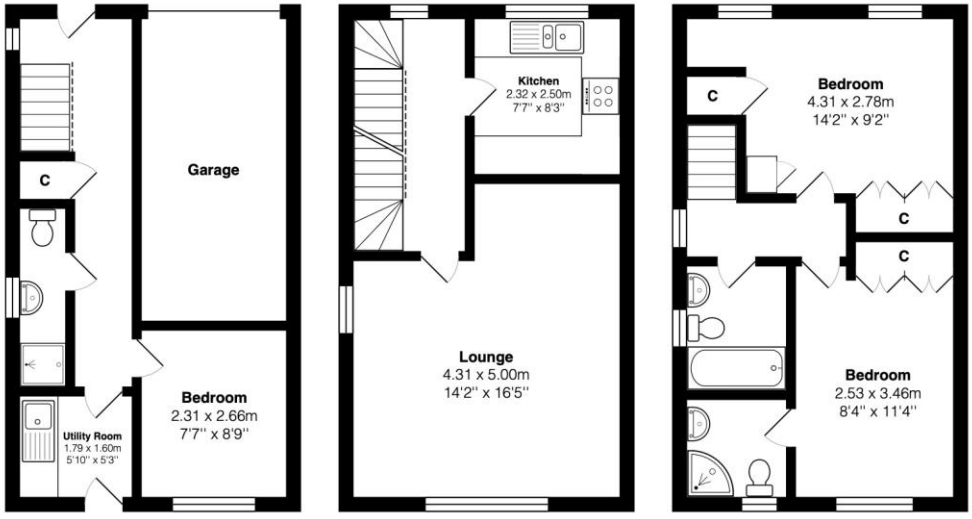








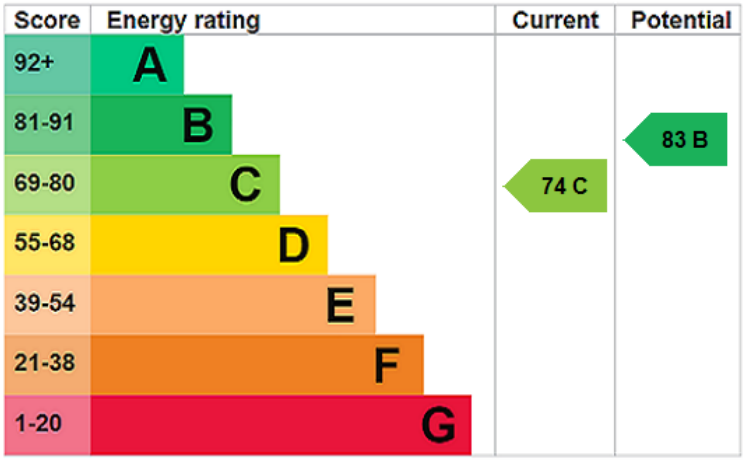




Ground Floor | First Floor | Second Floor

Total Area: 97.4 m² ... 1049 ft²

All measurements are approximate and for display purposes only



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