



## Meldon Way, Clayton Heights

**£215,000**

\* MODERN TOWN HOUSE \* THREE/FOUR BEDROOMS \* READY TO MOVE INTO \*  
\* MODERN KITCHEN \* TWO BATH/SHOWER ROOMS \* PARKING FOR TWO CARS \*

Located on the ever popular and sought after Westwood Park development, is this well presented family sized modern three/four bedroom town house.

The 'ready to move into' property offers spacious accommodation over three floors and would make an ideal purchase for a number of buyers.

Benefits from modern cream fitted kitchen, gas central heating, double glazing, converted garage, and a garden to the rear.

The accommodation briefly comprises entrance hallway, cloaks/wc, dining kitchen and bedroom four/play room. To the first floor there is a lounge and third bedroom. To the second floor there are a further two bedrooms - master bedroom having en-suite shower room and a house bathroom.

To the outside there is a low maintenance garden to the rear, together with a driveway providing off street parking for two cars.





## Reception Hall

With store cupboard and radiator.

## Kitchen

14'7" x 8'6" (4.45m x 2.59m)

Modern cream fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, gas hob, electric oven, plumbing for auto washing machine and dishwasher, part tiling, radiator and upvc French door to rear garden.

## Dining Room

16' x 7'5" (4.88m x 2.26m)

With laminated wood floor, radiator.

## Cloakroom/WC

With low suite wc, wash basin and radiator.

## First Floor Landing

## Lounge

14'6" x 12'6" (4.42m x 3.81m)

With laminated wood floor and radiator.

## Bedroom Three

12'10" x 8' (3.91m x 2.44m)

With radiator.

## Second Floor Landing

## Bedroom One

12'9" x 8'7" (3.89m x 2.62m)

With modern sliding door mirrored wardrobes, radiator. En-Suite Shower Room;

## En Suite Shower Room

With shower cubicle, low suite wc, vanity sink unit.

## Bedroom Two

11' x 11'5" (3.35m x 3.48m)

With radiator.





### Bathroom

Three piece modern white suite, part tiled walls and radiator.

### Exterior

To the outside there is parking to the front for two cars and an enclosed lawned and decked garden to the rear.

### Directions

From our office on Queensbury High Street head east on High St/A647 towards Gothic St, after 1.1 miles, turn right onto The Birdwalk, right onto Sheila Henry Dr, left onto Jacana Way, continue onto Winscar Ave, at the roundabout take the 2nd exit onto Yateholm Dr, at the roundabout take the 2nd exit and stay on Yateholm Dr, turn left onto Meldon Way, right to stay on Meldon Way, turn left to stay on Meldon Way and the property will shortly be seen displayed via our For Sale board.

### TENURE

FREEHOLD

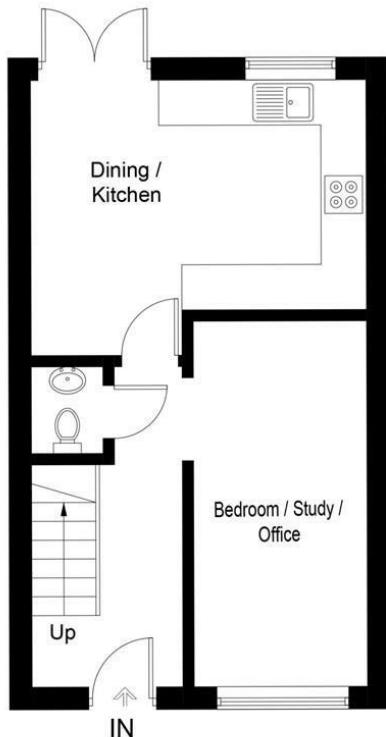
### Council Tax Band

C

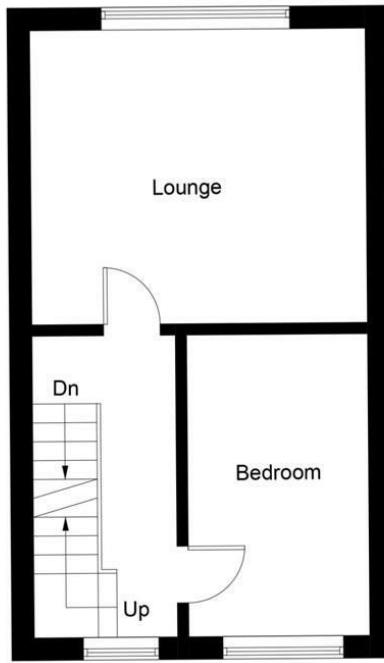


# Meldon Way, BD6

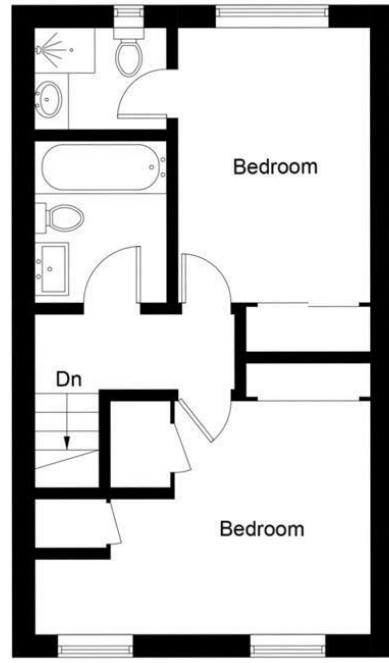
Approximate Gross Internal Area = 107.8 sq m / 1160 sq ft



**Ground Floor**

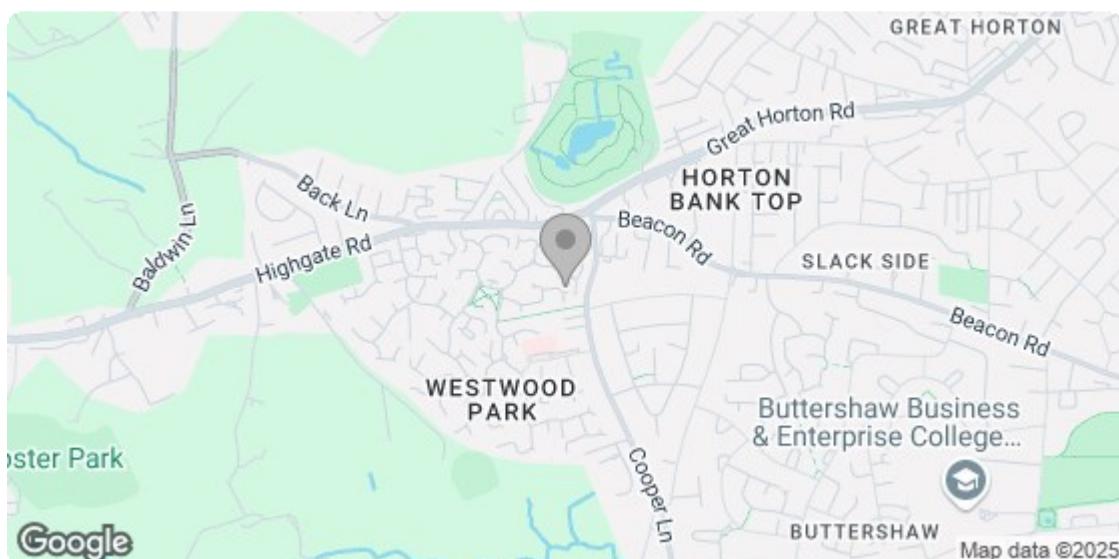


**First Floor**



**Second Floor**

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1179956)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			72
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	87
Environmental Impact (CO <sub>2</sub> ) Rating			

**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.

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