



13 New House Lane, Clayton Heights, Bradford, BD13 1EE

£298,000

- TRUE DETACHED BUNGALOW
- DRIVEWAY FOR FOUR CARS
- DETACHED DOUBLE GARAGE
- DESIRABLE LOCATION
- LARGE REAR GARDEN
- THREE DOUBLE BEDROOMS
- LARGE PLOT OFFERING FURTHER POTENTIAL
- MODERN FULLY FITTED KITCHEN
- FULL NEW ROOF, SOFFITS & FACIAS
- CLOSE TO OPEN COUNTRYSIDE

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****SPACIOUS DETACHED TRUE BUNGALOW ** THREE DOUBLE BEDROOMS ** LARGE PLOT OFFERING FURTHER POTENTIAL ** HIGH SPEC KITCHEN **** This impressive detached bungalow sits on a large plot and offers off-road parking for four cars, detached double garage and a large rear garden. Set in a desirable position, close to open countryside and has recently undergone a full NEW ROOF, along with new soffits & fascias, gutters and downpipes, along with being recently re-painted externally. Internally the property comprises of a side entrance porch, inner hall, lounge, dining kitchen, three double bedrooms, bathroom and WC. Due to the size of the plot, there is potential to extend to the side and/or rear, or perhaps a building plot, all subject to securing the required planning consents and approvals.



Council Tax Band: E



ENTRANCE PORCH

UPVC double glazed door to the front, a radiator, windows to the side front and rear.

ENTRANCE HALL

Door leading into the hallway with a radiator and storage cupboard that houses the central heating boiler.

LOUNGE

16'1" x 13'0"

A good-sized lounge with feature fireplace, electric fire, radiator, attractive ceiling cornice, UPVC double glazed bay window to the front.

KITCHEN

11'3" x 12'10"

Recently installed modern fitted kitchen with a range of handleless grey wall and base units, integrated appliances to include; fridge freezer, dishwasher, washing machine and microwave. There is an electric oven with five ring gas hob and extractor above. Slate effect tiled splash backs and complimentary work surfaces, inset sink and drainer, contemporary radiator and UPVC double glazed windows to both the front and the side.

MASTER BEDROOM

12'1" x 14'2"

Master double bedroom with built in wardrobes, UPVC double glazed window to the rear overlooking the rear garden and a radiator.

DOUBLE BEDROOM TWO

9'7" x 13'5"

Double bedroom with a UPVC double glazed window to the side and a radiator.

DOUBLE BEDROOM THREE

10'1" x 8'6"

Double bedroom with a UPVC double glazed window to the rear, radiator and built-in wardrobe.

SEPARATE WC

Low flush WC, tiled walls, UPVC double glazed window to the side.

BATHROOM

5'10" x 5'7"

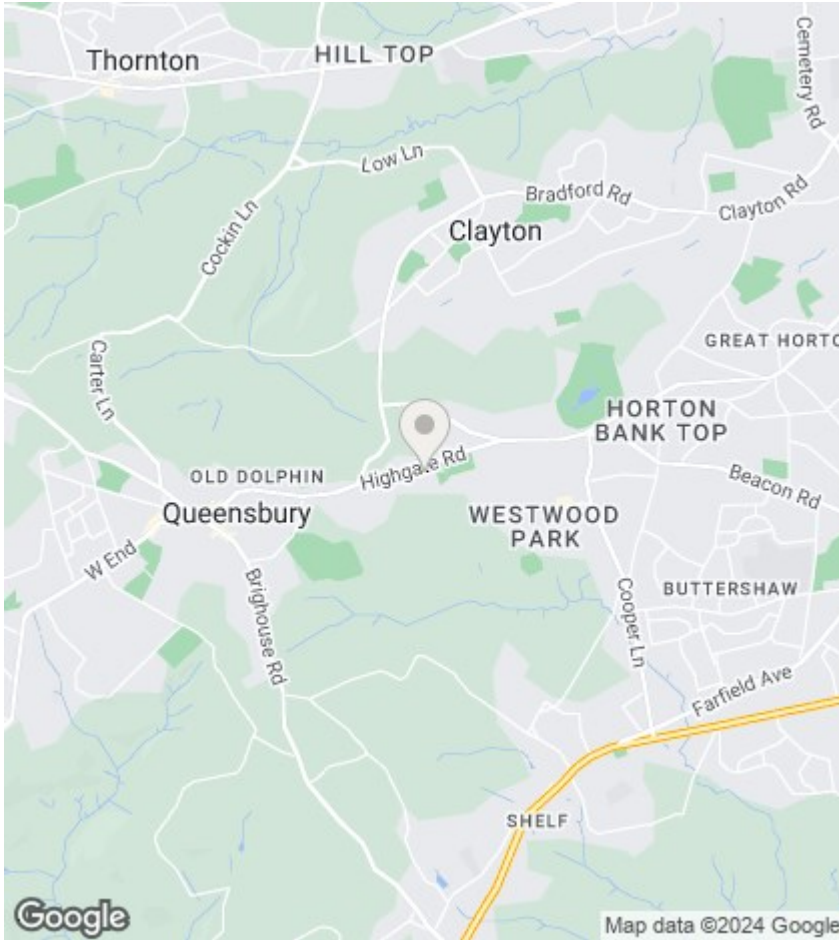
Modern shower room with shower cubicle and electric shower, wash hand basin with vanity storage unit, tiled walls and flooring, UPVC double glazed window to the side and a radiator.

EXTERIOR

To the front of the property is a sizeable, lawned garden and a double driveway leading to a detached double garage with remote control door. To the rear is an extensive lawn garden ideal for families or those looking for a good degree of privacy. To the side is a paved patio and a lawned area.







Directions

Viewings

Viewings by arrangement only.
Call 01274884040 to make an appointment.

EPC Rating:

E

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			85
(69-80) C			
(55-68) D			
(39-54) E		41	
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC 