



## 22 Highgate Grove, Clayton Heights, Bradford, BD13 2RU

Asking Price £240,000

- TWO/THREE BEDROOM SEMI DETACHED BUNGALOW
- STUNNING OPEN VIEWS TO THE REAR
- GARAGE AND BLOCK PAVED DRIVEWAY
- CONSERVATORY
- INTEGRAL GARAGE
- DECEPTIVELY SPACIOUS
- TWO GROUND FLOOR DOUBLE BEDROOMS
- GAS CH & UPVC DG
- OCCASIONAL ATTIC BEDROOM
- ABUTTING OPEN FIELDS



# 22 Highgate Grove, Bradford BD13 2RU

**\*\* SPACIOUS TWO/THREE BEDROOM SEMI DETACHED BUNGALOW \*\* BREATHTAKING RURAL VIEWS TO THE REAR \*\* CONSERVATORY \*\* GARDENS, GARAGE & DRIVEWAY \*\*** This deceptively spacious property at Clayton Heights ticks all the boxes and must be viewed internally to be fully appreciated. To the ground floor is a hallway, lounge, kitchen, conservatory, utility room, two double bedrooms, family bathroom and an integral garage. To the first floor is a useful store area and an occasional bedroom with two Velux windows. Backing on to open fields to the rear and having potential to extend to the side and/or convert the garage - subject to securing the required permissions. Arrange your viewing now!



Council Tax Band: C



### **Entrance Hall**

A good sized hallway with doors off to all rooms and a door to the first floor.

### **Lounge**

11'11 x 11'5

A good sized living room with French doors leading out to the rear garden.

### **Kitchen**

14'2 x 11'0

Fitted with a range of base and wall units, laminated working surfaces and splashback tiling. Sink & drainer, free standing oven and an extractor above, plus plumbing for a dishwasher. There are French doors leading to the conservatory, a door to the utility room and a window to the side elevation.

### **Conservatory**

15'0 x 11'11

A large UPVC conservatory that makes the most of the open views! French doors lead out to the rear garden.

### **Utility Room**

7'4 x 6'3

Door to the garage and an external door to the side elevation. Fitted wall and base units and plumbing for a washing machine.

### **Bedroom One**

13'1 x 11'5

Wall to wall fitted wardrobes and drawers, plus a window to the front elevation.

### **Bedroom Two**

11'10 x 7'2

Window to the front elevation.

### **Bathroom**

Panelled bath with shower over, pedestal washbasin and a low flush WC. Window to the rear elevation.

### **Garage**

10'10 x 7'4

Integral garage with access from the utility room. 'Up and over' door to the front. Potential for conversion, subject to any required building regs & consents.

### **First Floor**

Useful storage area with access to a loft room and shower room.

### **Loft Room**

13'5 x 11'10

With two velux roof windows.

### **Shower Room**

Shower cubicle, low flush WC and a washbasin.

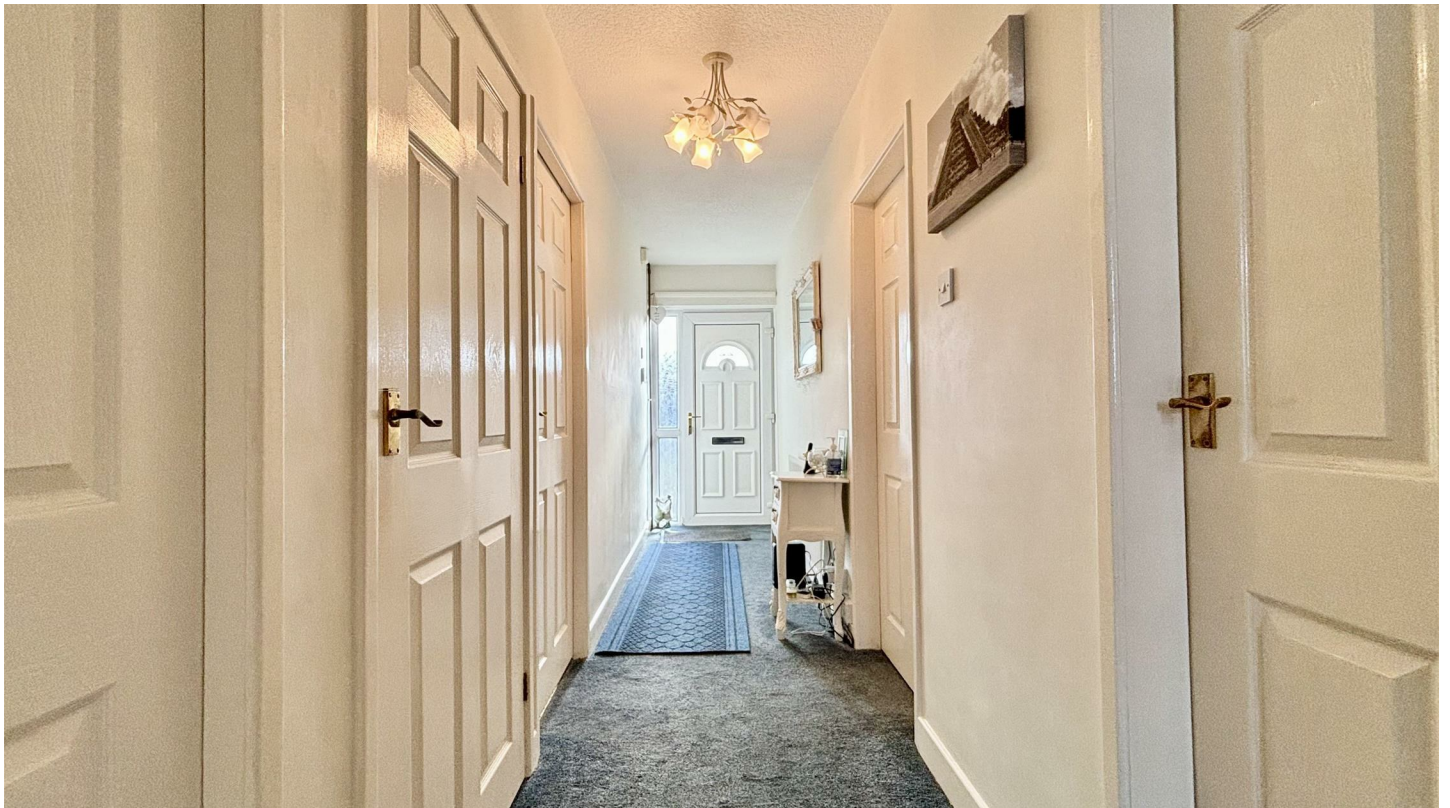
### **External**

To the front of the property is a block paved driveway providing off road parking, plus a lawn and flowerbeds. A gate to the side leads to the rear garden with a paved patio seating area, decking, lawn and flowerbeds. A great place to entertain and enjoy the rural views.

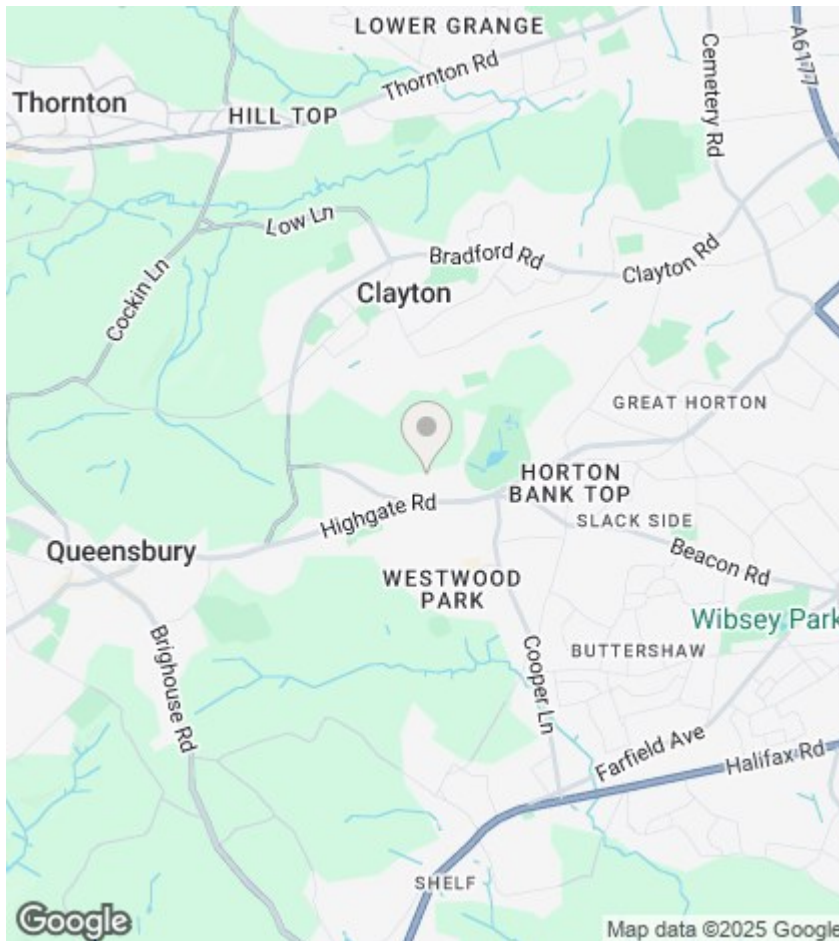












## Directions

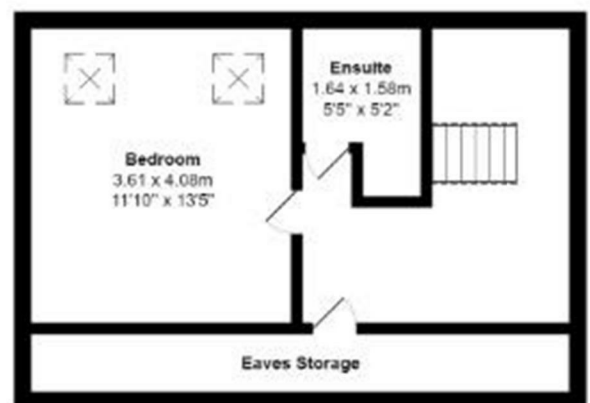
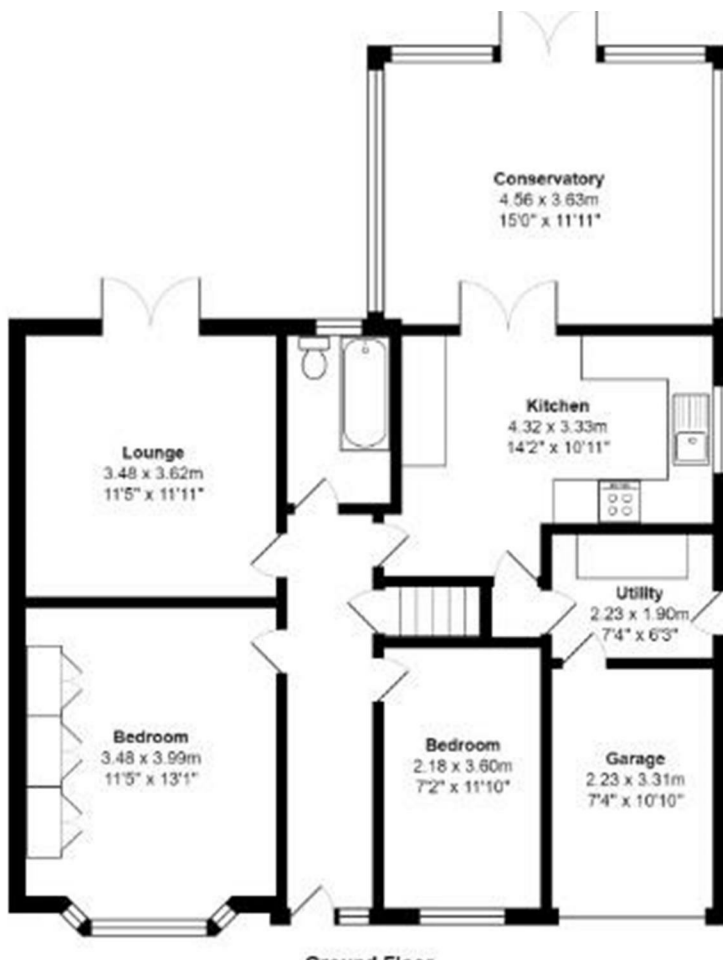
## Viewings

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

## EPC Rating:

C

| Energy Efficiency Rating                    |         |                         |
|---|---------|-------------------------|
|   | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         |                         |
| (81-91) B                                   |         |                         |
| (69-80) C                                   | 72      | 86                      |
| (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 |



First Floor