



## 6 Yateholm Drive, Bradford, BD6 3WH

Offers In The Region Of £239,950

- Three Double Bedrooms, Two En-Suite Bathrooms
- Lounge with Views to Front
- Driveway Parking and On-Street Parking
- Contemporary Kitchen/Diner
- Private Rear Garden
- Family-Friendly Neighbourhood
- Downstairs WC & Third Shower Room
- Integral Garage
- Excellent Transport Links to Bradford, Halifax and M62



# 6 Yateholm Drive, Bradford BD6 3WH

## 3 Bedroom Townhouse – Immaculate Condition

Tucked away in a private courtyard and set back from the road, this beautifully maintained stone-built 3-bedroom townhouse offers the perfect balance of modern family living and practicality. Set on the popular Clayton Heights development with views across a central children's playground the location offers a genuine sense of community.



Council Tax Band: C



## An Ideal Family Home

Spread over three well-planned levels, this spacious home offers three double bedrooms, two en-suites, a versatile integral garage, and a fully enclosed rear garden – making it ideal for growing families or those seeking flexible space in a quiet, well-connected setting.

### Inside the Property

#### Ground Floor – Practicality & Flexibility

Step through the front door into a bright and welcoming hallway with laminate flooring throughout the ground floor. There’s a convenient cloakroom and additional shower room offers everyday practicality for busy families.

At the rear, a separate utility room houses laundry appliances and provides direct access to the garden, while a handy cupboard contains the combi boiler. From the hallway, an internal door opens into the integral garage, currently carpeted and used as a home gym or hobby space – but easily convertible back into secure parking if desired.

#### First Floor – Sociable Living Spaces

The heart of the home lies on the first floor, where a generously proportioned lounge enjoys views over the central green and children’s play area through two front-facing windows with Juliet balconies. An electric fireplace adds warmth and character, creating a cosy space for relaxing with family or entertaining guests.

To the rear, the stylish kitchen/diner features white gloss units, a gas hob, electric oven, extractor fan, and two windows overlooking the private garden. There’s ample space for a family dining table.

#### Second Floor – Bedrooms & Bathrooms

Upstairs, the sleeping accommodation is thoughtfully arranged for comfort and privacy. The master bedroom, located to the front, enjoys elevated views to the front and benefits from a built-in wardrobe and an en-suite bathroom with full-size bath and overhead shower.

To the rear, a second generous double bedroom features two windows for plenty of natural light and has access to a recently refurbished en-suite shower room with modern tiling and fixtures.

A hatch with a fitted loft ladder provides access to a useful loft space – perfect for storage.

## Outside the Home

Step outside into the fully enclosed rear garden, where a well-maintained lawn and stone patio area provide a peaceful spot for alfresco dining or safe outdoor play. Fencing ensures both privacy and quiet, creating a true retreat at the rear of the home.

To the front, there is a private driveway with space for one or two vehicles, and additional on-street parking is available right outside the courtyard.

### Location & Lifestyle

This home is ideally situated on this popular development for those who want the convenience of town access. With public transport links into Bradford and Halifax, easy access to the M62 corridor, and rural walks leading from the estate towards Shelf, it’s perfect for commuters and families looking to stay connected while enjoying a family lifestyle.

The development has a lovely community feel, and the immediate outlook over the central children’s playground adds a unique charm rarely found in similar properties.

### A Home That’s Ready to Move Into

Lovingly maintained and immaculately presented throughout, this property is truly move-in ready. Whether you're looking for your next family home, a stylish step up the ladder, or a peaceful place to settle long-term – this townhouse ticks every box.

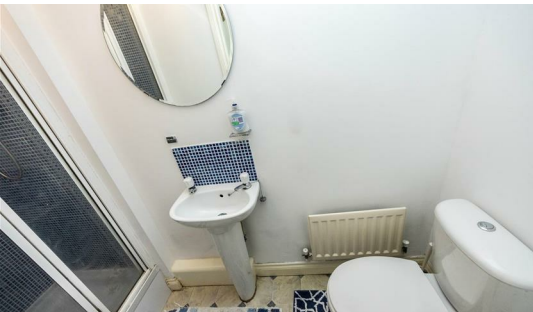
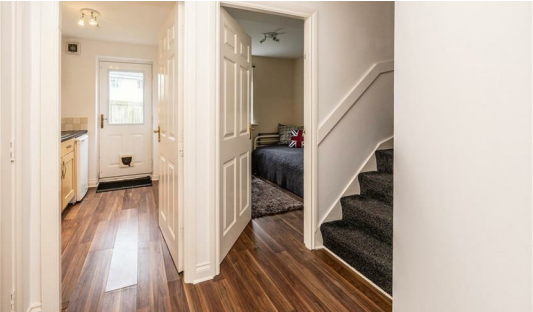
### Arrange a Viewing Today

Viewings are highly recommended to appreciate the space, condition, and setting of this wonderful home. Don’t miss the opportunity to make it yours.

### Agent Notes & Disclaimer.

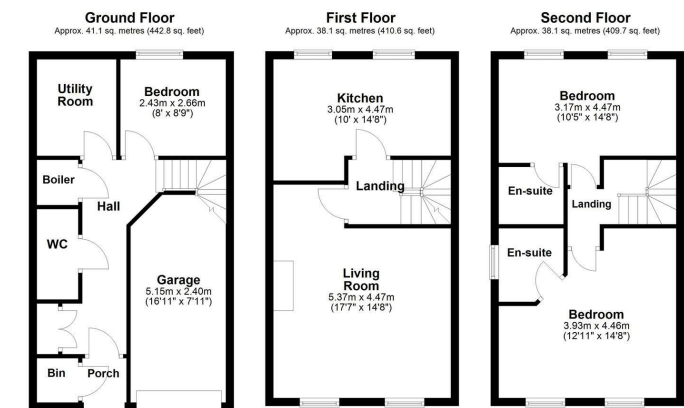
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Total area: approx. 117.3 sq. metres (1263.1 sq. feet)

