



## 10 Naden Close, Clayton Heights, Bradford, West Yorkshire, BD6 3WT Asking Price £185,000

HAMILTON BOWER are pleased to offer FOR SALE WITH NO CHAIN this THREE BEDROOM TOWNHOUSE FAMILY HOME with off-street parking located on a quiet cul-de-sac in the popular residential area of Clayton Heights, Bradford. Set over three floors with an integral garage, off-street parking and two en-suite bedrooms, we expect this property to be popular with a wide range of prospective buyers. Internally comprising; entrance hall, shower room, garage, bedroom, utility room, living room, dining kitchen, two further bedrooms both with en-suites. Externally the property has a single driveway to front and a garden to the rear with enclosed fencing and raised deck. The property benefits from having a new boiler, gas central heating and double glazing throughout, and is fitted with an intruder alarm system.

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## GROUND FLOOR

### Shower Room



Ground floor shower room with matching three-piece suite - corner shower, wc, wash basin.

### Utility Room



Utility room with rear access to garden. Fitted with base units with contrasting worktops and plumbing for appliances.

### Garage

Integral garage with electric door and ample storage space.

### Bedroom



Ground floor bedroom with space for a large bed and dressing furniture.

## FIRST FLOOR

### Kitchen/Dining Room



Good-sized kitchen with dining area. The kitchen is fitted with matching wall and base units with contrasting worktops, hob with oven grill and space for dishwasher and fridge/freezer.

### Living Room



Spacious living room with Juliette balcony and central fireplace. The room can accommodate a large suite and if preferable a dining table and chairs.

## SECOND FLOOR

### Bedroom



Good-sized master bedroom with accompanying en-suite bathroom.

The master can accommodate a large bed and dressing furniture and overlooks the front of the property.

### En-Suite



Master en-suite bathroom with matching white three-piece suite as seen - bath with overhead shower, wc.

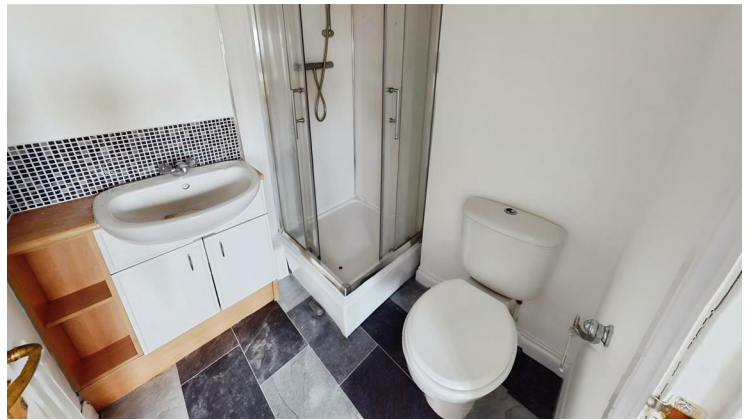
### Bedroom



Second top floor double bedroom with accompanying en-suite shower room.

The room overlooks the rear of the property and can accommodate a large bed and dressing furniture.

### En-Suite



En-suite shower room with matching white three-piece suite - corner shower, wc, wash basin.

## EXTERNAL



### Driveway

Single driveway leading to integral garage.



## Rear Garden



Good-sized garden to the rear with enclosed fencing, patio area and central lawn.  
Ideal for a family and offering a private setting for the property.

### Property Information

EPC Rating - D

Council Tax Band - C

Chain Position - No onward sale chain

