



67 Back Lane, Clayton Heights, Bradford, BD13 1HB

£220,000

- EXTENDED SEMI DETACHED BUNGALOW
- GAS CENTRAL HEATING
- MODERN FITTED DINING-KITCHEN
- EN-SUITE SHOWER ROOM
- CONSERVATORY
- SOUTH FACING GARDEN
- NEW CENTRAL HEATING BOILER
- TWO DOUBLE BEDROOMS
- UPVC DOUBLE GLAZING
- LONG DRIVEWAY

67 Back Lane, Bradford BD13 1HB

**** EXTENDED TWO BEDROOM SEMI-DETACHED BUNGALOW ** CONSERVATORY ** DOUBLE GARAGE ** DRIVEWAY FOR SEVERAL CARS ** WELL PRESENTED THROUGHOUT ** EN-SUITE**
**** This superb bungalow sits in a desirable position on Back Lane at Clayton Heights and offers 'ready to move in' accommodation and a south facing rear garden. Briefly comprising of: Entrance Hall, Lounge, extended Dining-Kitchen, Conservatory, Loft with Velux window, two double Bedrooms, Ensuite shower room and a modern Bathroom. Well proportioned gardens to the front and rear, double garage and ample off-road parking. Early viewing is advised.**



Council Tax Band: C



Entrance Hall

A side composite entrance door leads into an 'L' shape hallway with doors off to all rooms, access to the loft space and a central heating radiator.

Lounge

11'10 x 10'8

Marble fireplace with inset lighting and a modern, electric log effect fire. French doors leading to the conservatory and a central heating radiator.

Dining-Kitchen

20'9 x 7'9 max

An extended kitchen with a superb range of fitted cabinets, laminate work surfaces and matching splash-back. Integrated appliances include a fridge-freezer, washing machine, induction hob, electric oven and an extractor. Boiler cupboard housing a new Vokera combi boiler (a few months old), windows to the side and rear elevations, plinth heater, central heating radiator and a TV aerial.

Loft

Part-boarded loft space with a Velux roof window. Accessed from the hallway.

Conservatory

15'4 x 7'7

White UPVC conservatory with French doors leading to the rear garden.

Bedroom One

11'9 x 9'9

Window to the front elevation, wall-to-wall fitted wardrobes with sliding doors and a central heating radiator.

Bedroom Two

9'8 x 8'6

Window to the front elevation, open shelving, central heating radiator and an opening to:

Ensuite

Shower cubicle with glass door and an electric shower, washbasin with mixer tap and storage below, low flush WC and an extractor.

Bathroom

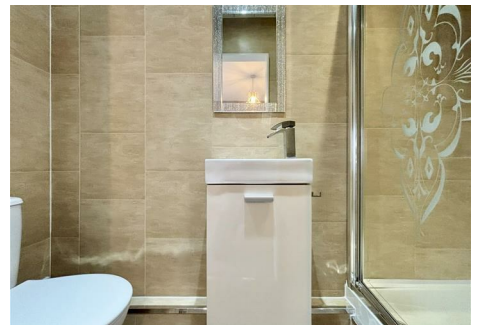
A fully tiled bathroom comprising of a panelled bath with mixer tap, pedestal washbasin, low flush WC and a chrome heated towel rail.

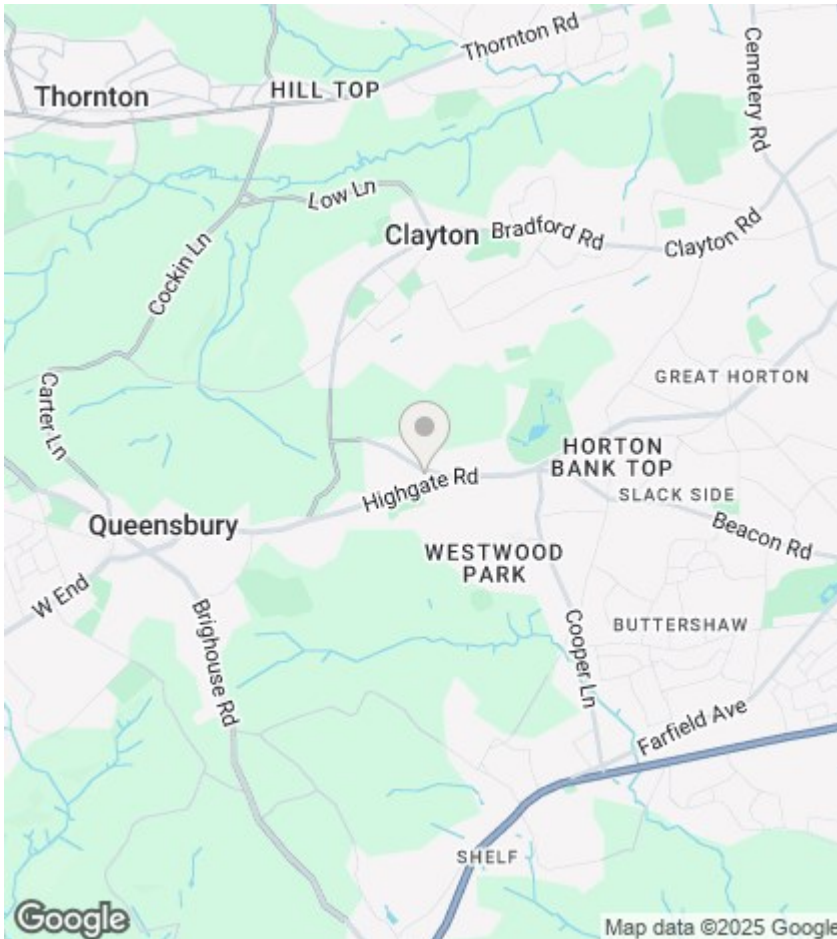
External

To the front of the property is a low maintenance gravel area and a long drive that runs down the side of the house to the double garage. The rear garden has a paved patio seating area, gravelled area and a garden shed. The double garage has two 'up and over' doors.

Energy Certificate and Floor Plan to follow







Directions

Viewings

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

EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

