



**7 Yateholme Drive, Clayton Heights, Bradford, BD6 3WU**

**£950 PCM**

- Modern Townhouse
- Dressing Area
- Over Three Floors
- Three Double Bedrooms
- En-suite master bedroom
- Garage

# 7 Yateholme Drive, BD6 3WU

Three bedroom Townhouse proportioned over three floors with garage and enclosed rear garden, freshly decorated and carpeted throughout. Three double bedrooms master with dressing area and en-suite..



Council Tax Band: C



## **DESCRIPTION**

Three bedroom townhouse complete with garage. Comprises of downstairs cloakroom and Kitchen to the right on entry with a good size lounge complete with French doors. On the first floor there are two double bedrooms and family bathroom, located on the second floor is that master bedroom complete with dressing area and en-suite. Totally new flooring throughout and freshly decorated in neutral colours.

## **DOWN STAIRS CLOAKROOM**

Located on access toilet with washbasin and utility built on cupboard

## **KITCHEN**

6'1" x 12'8"

Ample wall and base units in a white gloss with complimenting metal handles, new electric integrated oven with gas hob. New flooring finishes it all off

## **LOUNGE**

16'2" x 12'11"

Good size lounge with large storage area, electric fire with beech surround, French doors leading out to the garden also allowing for lots of natural light to flood in making the room very airy and bright.

## **BEDROOM ONE**

11'6" x 12'11"

Good size double bedroom with duel aspect windows making for a very light and bright bedroom

## **FAMILY BATHROOM**

Traditional family bathroom with over head shower, built in under sink cupboards and beech shelving

## **BEDROOM TWO**

11'0" x 12'11"

mirror image of bedroom one again with duel aspect windows and lots of natural light

## **MASTER BEDROOM**

13'0" x 14'9"

Located on the third floor ample space with a feature pebbled effect wall with the bonus of an adjoining dressing area and en-suite

## **DRESSING ROOM**

10'2" x 6'1"

Adjoining the master bedroom is this fantastic use of space, built in wardrobes excellent dressing area

## **ENSUITE**

located to the rear of the dressing area is a shower room with toilet and hand basin, velux window for lots of natural light

## **GARDEN**

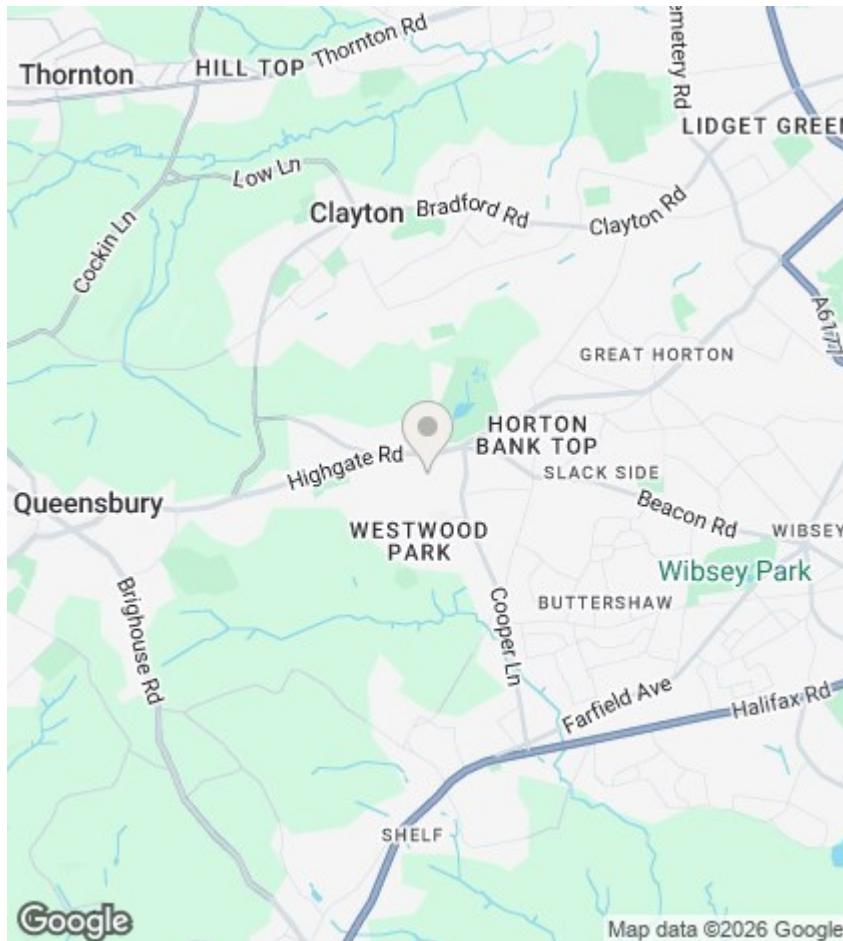
Located through the property only is an enclosed fenced garden great for sitting out or children to play

## **GARAGE**

The property comes with a garage which is the second one along going up the street with additional space for one car in front







## 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		86
(81-91) B		
(69-80) C	74	
(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	