



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

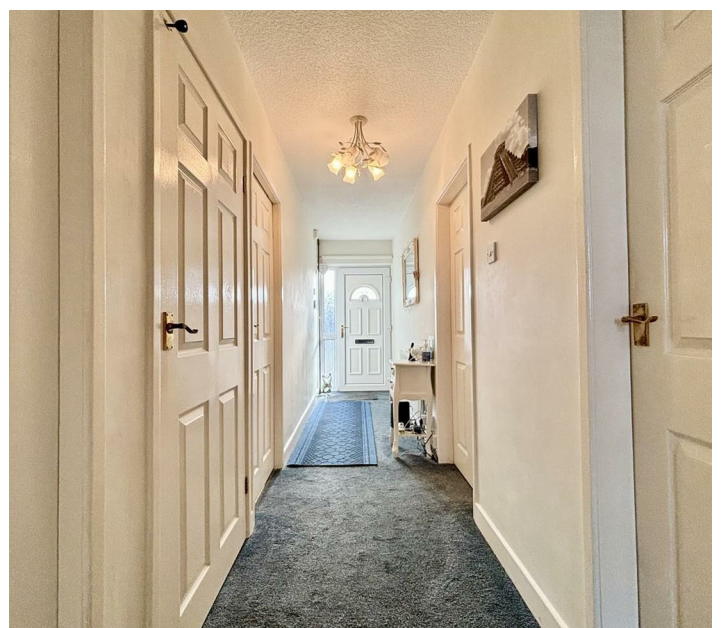
With two velux roof windows.

Shower Room

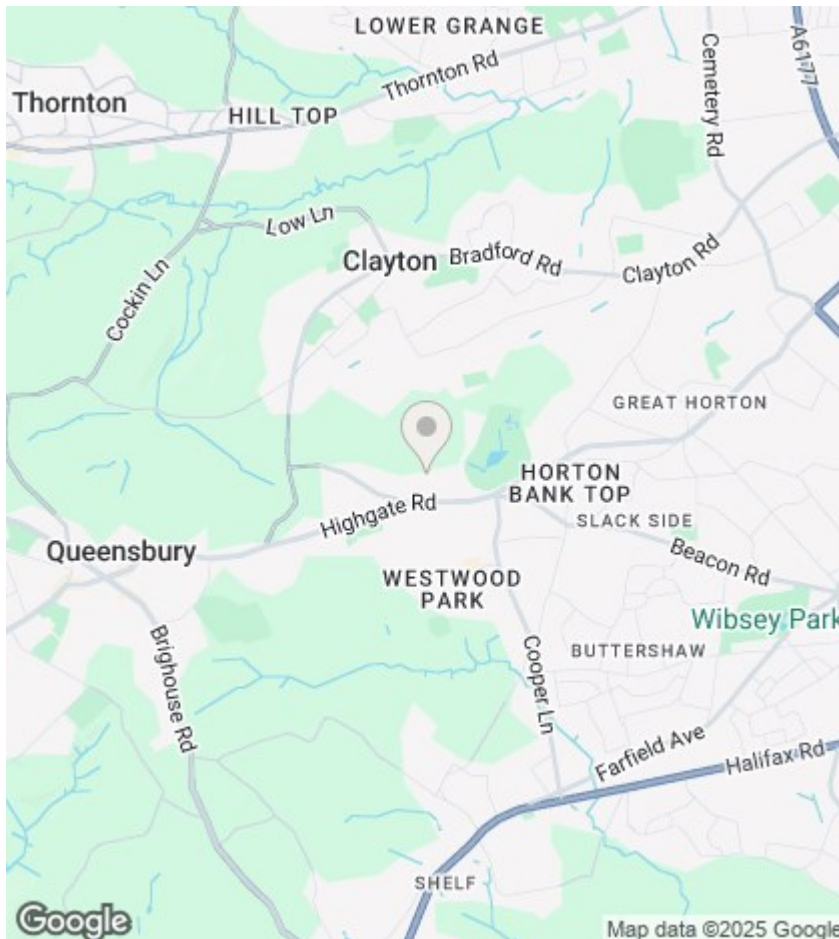
Potential for a shower room, currently used as storage.

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

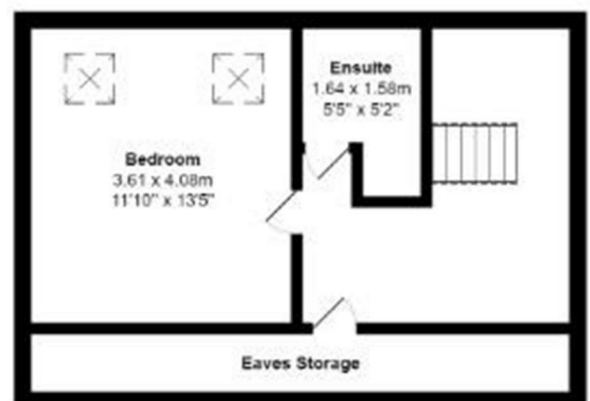
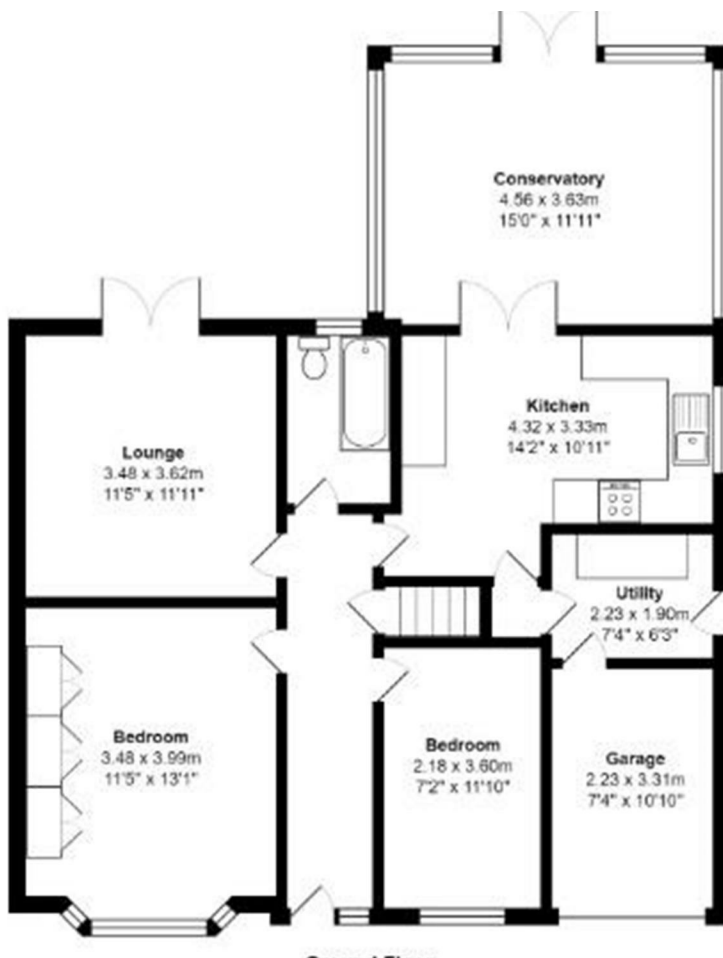
Viewings

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		86
(69-80)	C	72	
(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