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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
- BACK ON MARKET DUE TO CHAIN COLLAPSE

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** 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.

2 2 2 D

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















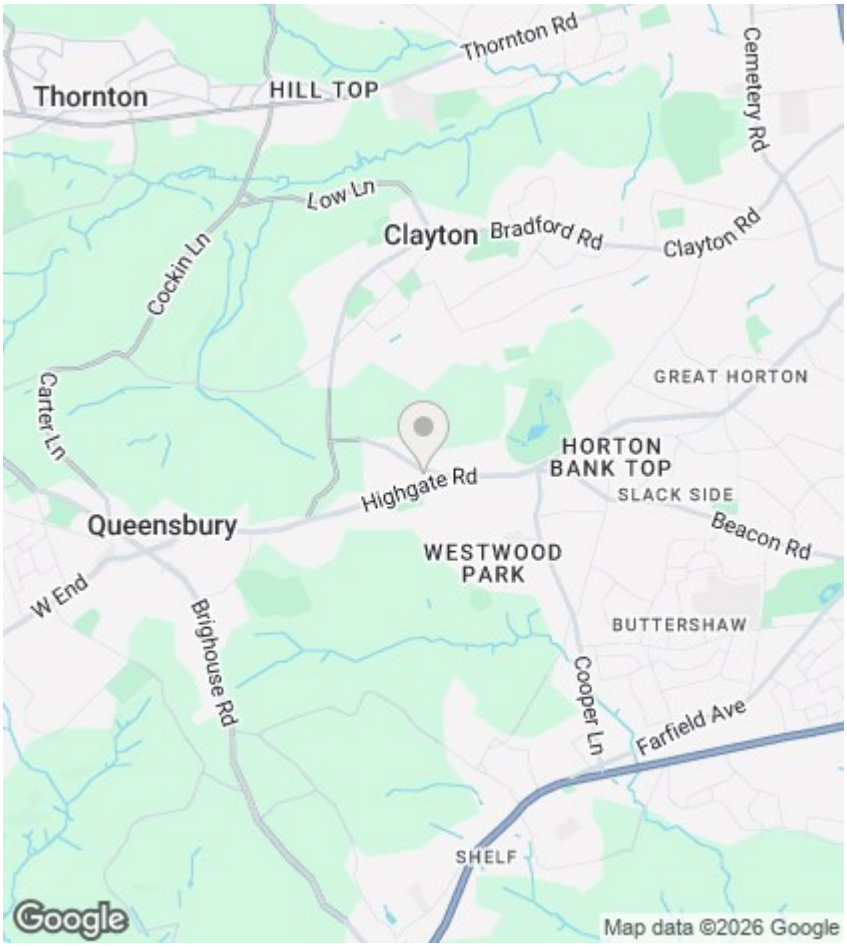












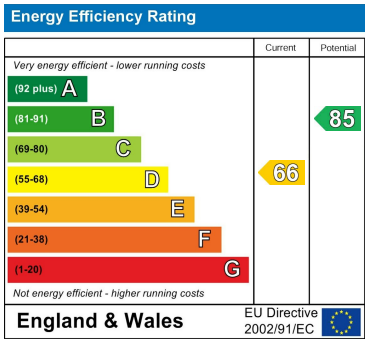
Directions

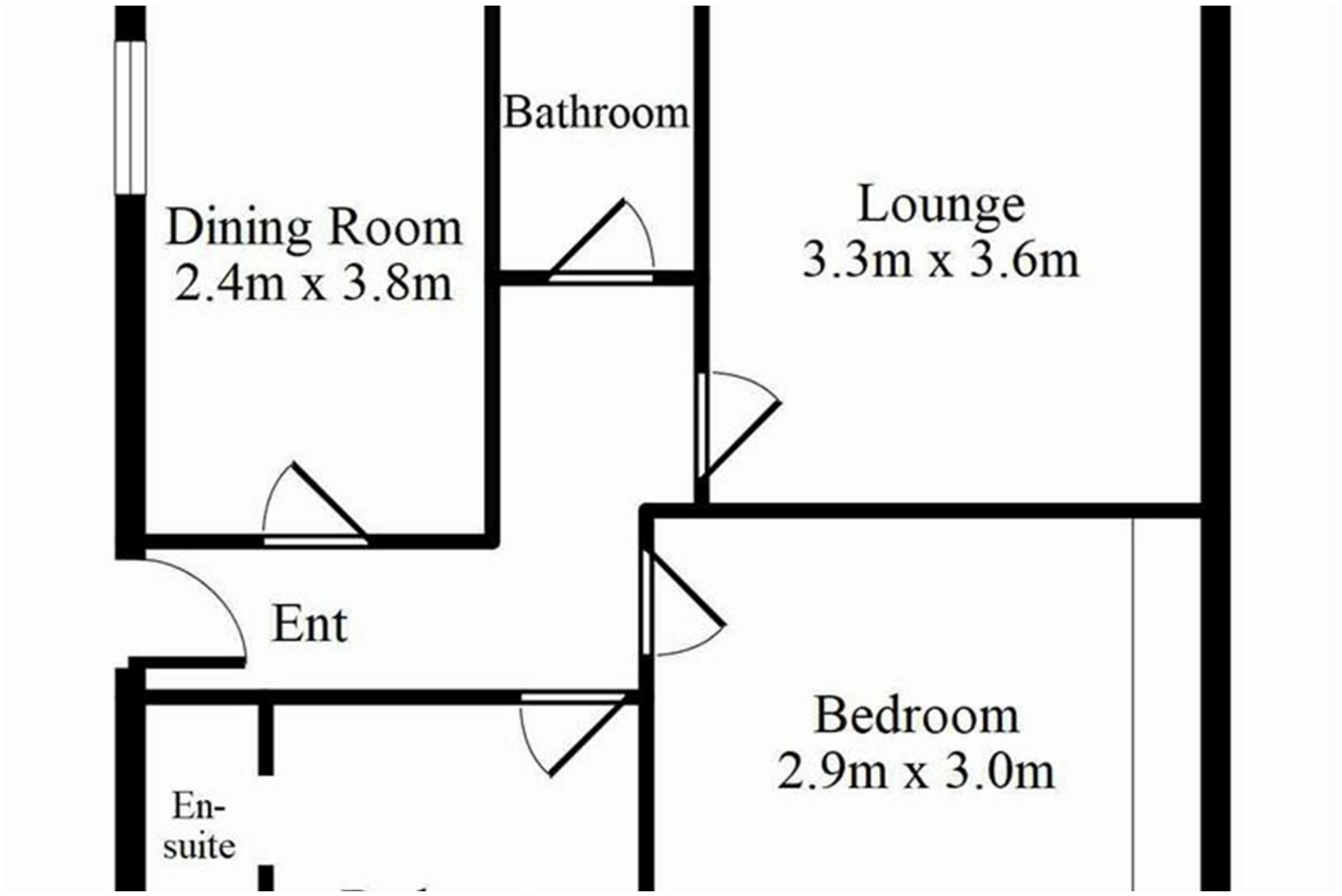
Viewings

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

EPC Rating:

D





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