



Patchett Square , Clayton Heights, Bradford, BD13 1DY

2 bedroom end terrace house available now £600 pcm

Patchett Homes are pleased to offer for rent a totally refurbished 2 bedroomed end terrace cottage. Property has Entrance, hallway and open plan lounge /kitchen to the ground floor and two bedrooms and shower room the first floor. It also benefits from a private enclosed courtyard garden and is set back off the main Highgate



Ryefield House, 180 Highgate Road, Bradford, BD13 1DS
info@patchett-homes.co.uk

01274 882331

Opening Times

Mon 09.00 - 17.00; Tues 09.00 - 17.00
Wed 09.00 - 17.00; Thurs 09.00 - 17.00

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BEDROOM 1 - 3.89m (12'10") x 3.07m (10'1")

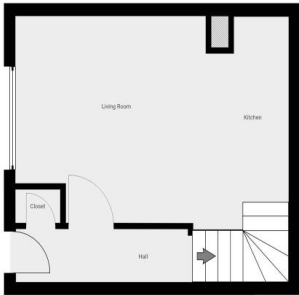
BEDROOM 2 - 3.55m (11'8") x 1.94m (6'5")
Double aspect room.

KITCHEN - 1.68m (5'7") x 4.15m (13'8")
Brand new kitchen - all new appliances, units and work tops.

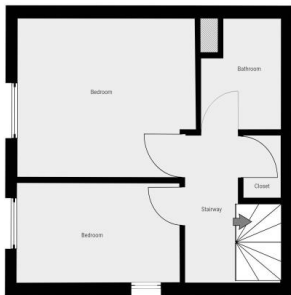
LOUNGE - 4.15m (13'8") x 4.15m (13'8")
Newly decorated with new carpet.

SHOWER ROOM - 1.74m (5'9") x 2.15m (7'1")
Shower cubicle, sink and toilet. No bath. All new with fresh decor and flooring.

DIRECTIONS:
Opposite our offices



Not to scale. This diagram is for information only. It is not intended to be used as a basis for any legal proceedings.



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Rental Procedure

Call the office to arrange a viewing of the property. If you wish to apply for the property, complete the application form and return to our offices. There is no fee to apply and no fee if your application is chosen to proceed.

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating				Environmental Impact (CO ₂) Rating			
	Current	Potential			Current	Potential	
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
95-100	A			95-100	A		
81-94	B			81-94	B		
69-80	C			69-80	C		
55-68	D			55-68	D		
44-54	E			44-54	E		
35-43	F			35-43	F		
2-34	G			2-34	G		
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England & Wales				England & Wales			
EU Directive 2002/91/EC				EU Directive 2002/91/EC			

Property Ref: inst-3974

Creation Date: 05/05/2025

IMPORTANT INFORMATION
For clarification, we wish to inform the prospective tenant that we have prepared these details as a general guide. The agent has not carried out a detailed survey nor tested the services, appliances, or specific fittings (unless otherwise stated), and no warranty can be given as to their condition. All room measurements are taken at floor level. We strongly recommend that all the information which we provide about the property is verified by yourself and your advisers. The contents of this publication are © Patchett Homes Ltd, 2025. Patchett Homes Ltd Registered in England and Wales No. 08512191