



New House Lane , Clayton Heights, Bradford, BD13 1EE 2 bedroom house available now £625 pcm

Good sized TWO BEDROOM COTTAGE with a small gated front entrance on a quiet residential street. The property briefly comprises of open plan lounge and kitchen to the ground floor. 2 Bedrooms, shower room and landing area to the first floor. Benefits from gas central heating and double glazing. Ideally situated within



Ryefield House, 180 Highgate Road, Bradford, BD13 1DS
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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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BATHROOM - 1.43m (4'9") x 1.96m (6'6")

A modern and well-maintained shower room. The space is complemented by wood effect flooring and neutral decor and practical storage cabinets.

BEDROOM 1 - 3.04m (10'0") x 2.95m (9'9")

A bright and neutrally decorated bedroom featuring a large window that allows plenty of natural light to fill the space.

BEDROOM 2 - 2.52m (8'4") x 3.41m (11'3")

A spacious and bright double bedroom with neutral tones and carpet flooring.

EXTERNAL -



LOUNGE/KITCHEN - 4.60m (15'2") x 4.60m (15'2")

Kitchen has beech effect units with black laminate work surfaces.

DIRECTIONS:

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
100	A		100	A	
91-95	B		91-95	B	
81-90	C		81-90	C	
71-80	D		71-80	D	
61-70	E		61-70	E	
51-60	F		51-60	F	
1-50	G		1-50	G	
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

Energy Efficiency Rating: 85 (Current), Potential: 85
Environmental Impact (CO₂) Rating: 85 (Current), Potential: 85

Property Ref: inst-4843

Creation Date: 16/10/2025

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