## **Patchett Homes**

http://www.patchett-group.co.uk info@patchett-homes.co.uk





## 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 info@patchett-homes.co.uk

**0127/1 222221** 

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:** 

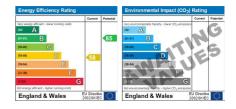


## **Rental Procedure**

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.



Property Ref: inst-4843 Creation Date: 16/10/2025