



Oakleigh Gardens , Clayton, Bradford, BD14 6QB 1 bedroom house available now £595 pcm

A recently modernised 1 bedroom bungalow in this sought after location of similar properties. Benefiting from gas central heating and double glazing. Comprising of kitchen, bathroom, lounge and bedroom. New floor coverings throughout. Gardens front and rear.



Oakleigh Gardens, , Clayton, Bradford, BD14 6QB

BATHROOM - 1.76m (5'10") x 2.04m (6'9")
A three piece bathroom suite comprising of bath with electric shower over, pedestal wash hand basin and W.C. Part tiled, lino floor covering and extractor fan.

BEDROOM - 3.08m (10'2") x 3.76m (12'5")
Double glazed window to the front elevation. Central heating radiator. New carpet.

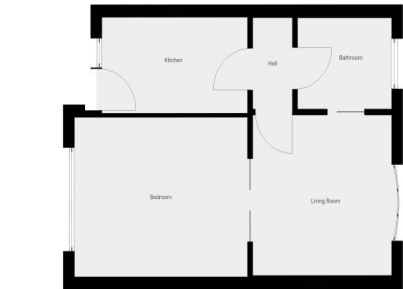
EXTERNAL -
Gardens to front and rear

INNER HALL -
Storage Cupboard housing gas fired combination boiler.

KITCHEN - 1.86m (6'2") x 3.17m (10'5")
A new fitted kitchen in oak effect with granite effect work surface. Inset sink and drainer with mixer tap. Tiled splash backs. Integrated electric oven with gas hob and extractor over. Lino flooring

LOUNGE - 3.09m (10'2") x 3.02m (9'11")
Bow double glazed window to the rear elevation. Central heating radiator. Electric fire set on a stone hearth with feature timber surround. Carpet floor covering.

DIRECTIONS:



Not to scale. Measurements are approximate. All dimensions are given in meters and feet. The floor plan is for information only and does not constitute a contract.



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			
Very energy efficient - lower running costs		Current	Potential	Very environmentally friendly - lower CO ₂ emissions		Current	Potential
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		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	

Property Ref: inst-4403

Creation Date: 21/07/2025

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