



## 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** -

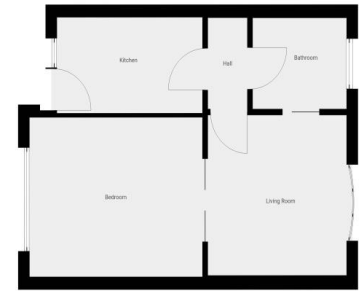
Gardens to front and rear

**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:**



## 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 (CO<sub>2</sub>) 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 <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
100-105	A		100-105	A	
91-100	B		91-100	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	
41-50	G		41-50	G	

Not energy efficient - higher running costs      Not environmentally friendly - higher CO<sub>2</sub> emissions  
 England & Wales      EU Directive 2002/91/EC      England & Wales      EU Directive 2002/91/EC

Property Ref: inst-4403

Creation Date: 21/05/2026

## 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, 2026. Patchett Homes Ltd Registered in England and Wales No. 08512191