



## Highgate Road , Clayton Heights, Bradford, BD13 1DT 1 bedroom house available now £595 pcm

A delightful one bedroom cottage in the popular residential location with excellent commuter links. Briefly comprises of an open plan kitchen / lounge to the ground floor, with a double bedroom and bathroom at first floor level. Tax band A.



Ryefield House, 180 Highgate Road, Bradford, BD13 1DS  
[info@patchett-homes.co.uk](mailto: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

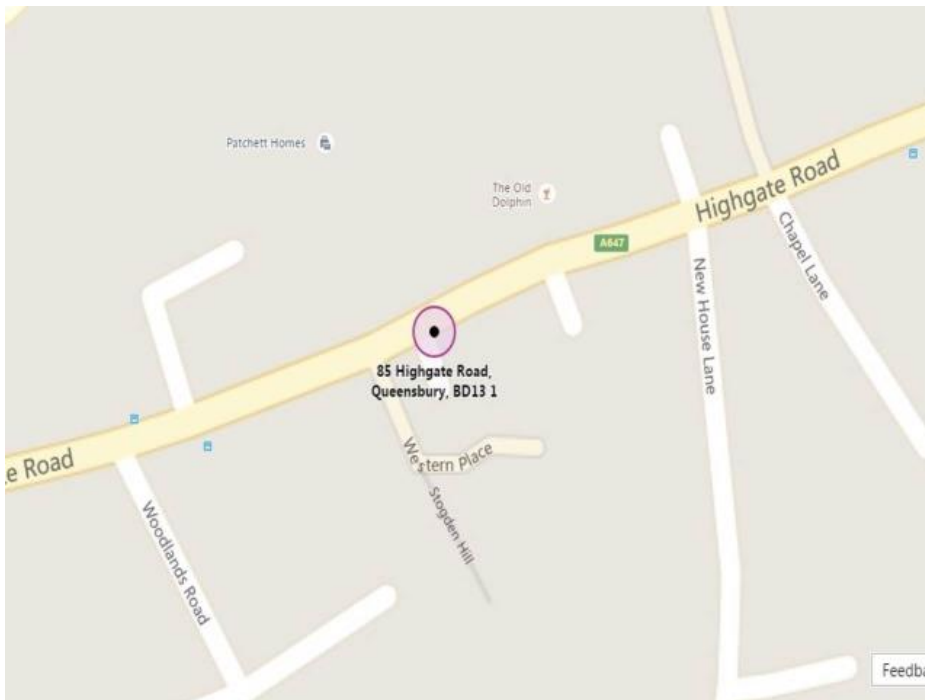
# Highgate Road, , Clayton Heights, Bradford, BD13 1DT

**OPEN PLAN LOUNGE / KITCHEN - 4.48m ( 14'9") x 5.15m ( 16'11")**  
 Kitchen comprises of fitted units in beech with laminated work surfaces. Inset sink and drainer. Integrated cooker, gas hob with fitted extractor over. Plumbing for washing machine and space allocated for fridge / freezer. Gas Central Heating. Kitchen area has laminate flooring, lounge area is fully carpeted.

**BATHROOM - 3.46m ( 11'5") x 1.52m ( 5'0")**  
 A three piece bathroom suite comprising of bath with electric shower over, wash hand basin and W.C Part tiled. Extractor fan.

**BEDROOM - 3.85m ( 12'8") x 3.19m ( 10'6")**  
 Gas Central heating.

**DIRECTIONS:**  
 The property is directly over the road from our offices.



## 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 <sub>2</sub> ) Rating			
	Current	Potential		Current	Potential		
100-91	A		100-91	A			
91-81	B		91-81	B			
81-65	C		81-65	C			
65-55	D		65-55	D			
55-46	E	58	55-46	E	64		
46-35	F	63	46-35	F	66		
35-15	G		35-15	G			

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

Property Ref: inst-4554

Creation Date: 22/12/2024

### 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, 2024. Patchett Homes Ltd Registered in England and Wales No. 08512191