

Patchett Homes

<http://www.patchett-group.co.uk>
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Highgate Road , Clayton Heights, Bradford, West Yorkshire, BD13 1DT 1 bedroom end terrace house available now £550 pcm

With open plan kitchen & living area, this Grade II listed one bedroom end back to back property would provide ideal 'first home' accommodation. Benefiting from a newly fitted kitchen with integrated oven & hob and a new 3 piece bathroom suite with electric shower. Gas central heating and double glazing throughout.



Ryefield House, 180 Highgate Road, Bradford, BD13 1DS
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01274 882331

Opening Times

Mon 09.00 - 17.00; Tues 09.00 - 17.00
Wed 09.00 - 17.00; Thurs 09.00 - 17.00

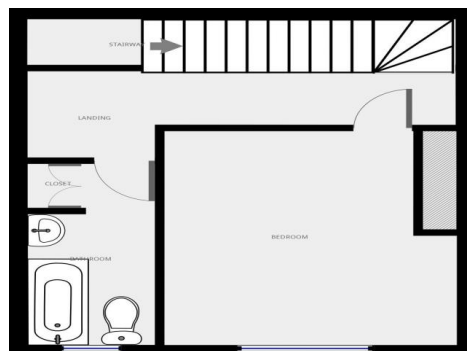
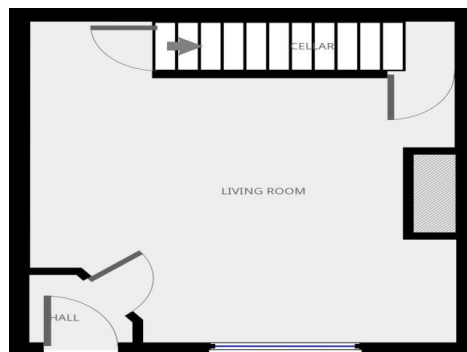
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OPEN PLAN KITCHEN/LIVING AREA - 4.73m (15'7") x 4.46m (14'8")
 A fitted kitchen comprising of wall and base units in beech with laminated work surfaces. Integral oven and hob with extractor over. Inset sink and drainer with tiled splash backs. A wall mounted gas fire in the lounge area, with two radiators and a double glazed window to the front elevation.

BATHROOM - 1.44m (4'9") x 3.15m (10'5")
 Three piece suite with electric shower over bath. Part tiled and an extractor fan. Double glazed window to the front elevation. Central heating radiator.

BEDROOM - 3.29m (10'10") x 3.65m (12'0")
 Double glazed window to the front elevation. Central heating radiator.

DIRECTIONS:
 The property can be found immediately opposite 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.

Property Ref: inst-4881

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	
Very energy efficient - lower running costs A (95-100)			Very environmentally friendly - lower CO ₂ emissions A (95-100)		
B (81-95)			B (81-95)		
C (69-81)			C (69-81)		
D (55-69)			D (55-69)		
E (49-55)			E (49-55)		
F (41-49)			F (41-49)		
G (35-41)			G (35-41)		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
44 → 48			48 → 49		
England & Wales EU Directive 2002/91/EC			England & Wales EU Directive 2002/91/EC		

Creation Date: 22/04/2026

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