



New House Lane , Clayton Heights, Bradford, BD13 1EE

1 bedroom house available 01 August 2025 £595 pcm

Good sized ONE BEDROOM COTTAGE with courtyard garden to the front (optional land to rear) The property briefly comprises of lounge and kitchen to the ground floor. Bedroom, bathroom and landing area to the first floor. Benefits from gas central heating and double glazing. The property is offered UNFURNISHED



Ryefield House, 180 Highgate Road, Bradford, BD13 1DS
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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 - 1.99m (6'7") x 1.45m (4'10")
Three piece white bathroom suite with shower over the bath. Window and extractor . Lino flooring.

BEDROOM - 4.61m (15'2") x 3.27m (10'9")
Good sized room with fitted wardrobes . Blind to window and radiatir under the window . Same coloured carpet as in lounge. There is also generous Landing space 3.27 x 2.5m

EXTERNAL -

GROUND FLOOR FLOOR PLAN -

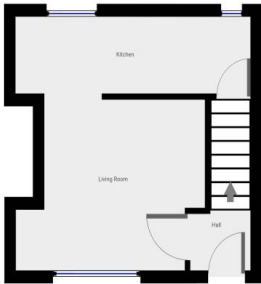
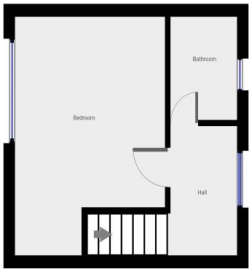
KITCHEN - 1.49m (4'11") x 5.12m (16'10")
Kitchen has beech effect units with black laminate work surfaces. Part tiled in white with check pattern lino flooring. has extractor and space for own cooker and white goods. Large window to rear of property.

LIVING ROOM - 4.12m (13'7") x 3.31m (10'11")
Good sized living area with fitted cupboard /storage space. New mid brown coloured carpet, blind to the window and radiator under the window.

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.

Energy Efficiency Rating				Environmental Impact (CO ₂) Rating			
	Current	Potential			Current	Potential	
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
A				A			
B				B			
C				C			
D				D			
E				E			
F				F			
G				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-4701

Creation Date: 04/07/2025

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