



## 21 Highgate Mill Fold

- THREE BEDROOM TOWNHOUSE
- GAS CENTRAL HEATING
- UPVC DOUBLE GLAZING
- NEW KITCHEN

**£180,000**

EPC Rating '75'







## Property Description

**\*\* MODERN END TOWNHOUSE \*\* SET OVER THREE FLOORS \*\* STUNNING OPEN VIEWS \*\* GARAGE, DRIVE & GARDENS \*\* GAS CH & UPVC DG \*\*** This ideal family home has recently had a new kitchen fitted, a new bathroom and a new central heating boiler. With superb open views to the rear and a cul-de-sac location this one is sure to be popular! Located off Back Lane at Clayton Heights with easy access to bus routes into Bradford & Halifax, local amenities and schools nearby. Briefly comprising of: Ground Floor - Entrance Hall, WC. Bedroom Three and the integral Garage. First Floor - Lounge and Dining Kitchen. Second Floor - two double Bedrooms & a family Bathroom. Gardens front & rear & off-road parking.

### ENTRANCE HALL

The front entrance door leads into an 'L' shaped hallway with a window to the side elevation and a central heating radiator. Doors off to Bedroom Three, a ground floor WC and a door to the integral garage. Stairs to the first floor.



### BEDROOM THREE

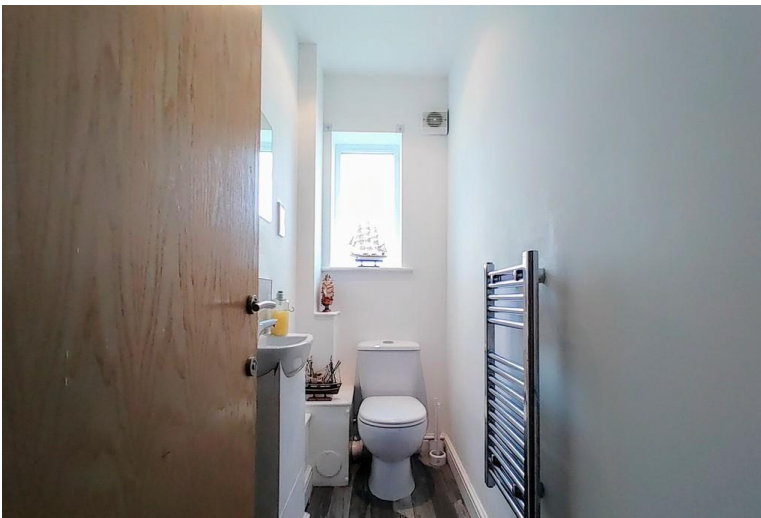
9' 3" x 7' 2" (2.82m x 2.18m) French doors to the rear garden and a central heating radiator.

### WC

A useful ground floor WC with washbasin, chrome heated towel rail and a window to the rear elevation.

### INTEGRAL GARAGE

16' 9" x 8' 7" (5.11m x 2.62m) 'Up and over' door to the front elevation, power, light and plumbing for a washing machine. Potential to convert into further living accommodation, subject to obtaining the required planning consents and approvals.



### FIRST FLOOR

Landing area with open spindle balustrade and stairs to the second floor. Doors to the lounge and kitchen and a central heating radiator.

### LOUNGE

15' 3" Max. x 12' 3" (4.65m x 3.73m) Two windows to the front elevation and a window to the side. Central heating radiator.

### KITCHEN/DINER

12' 5" x 11' 7" (3.78m x 3.53m) A newly fitted kitchen with modern wall and base units, laminated working surfaces and matching splashbacks. Plumbing for a dishwasher and space for a fridge and freezer. Stainless steel one and a half bowl sink and drainer, integrated electric hob, electric oven and extractor above. Space for a dining table, central heating radiator and two windows to the rear enjoying the open views.



### SECOND FLOOR

Landing area with storage cupboard, loft access and doors off to two further bedrooms and a bathroom.

### BEDROOM ONE

12' 6" x 9' 7" (3.81m x 2.92m) Window to the front elevation and a central heating radiator.

### BEDROOM TWO

12' 6" x 9' 4" Max. (3.81m x 2.84m) Window to the rear elevation and a central heating radiator.

### BATHROOM

A recently replaced bathroom suite, comprising of a panelled bath with a glass screen and a thermostatic shower over, pedestal washbasin and WC. New wall tiling, extractor, chrome heated towel rail and a window to the side elevation.







#### EXTERNAL

To the front of the property is an open-plan lawn area and an off-road parking space. Further shared parking is available opposite. A gate to the side leads to the rear garden. At the rear is an enclosed garden with paving, lawn, stone wall and a fenced boundary, abutting open fields.

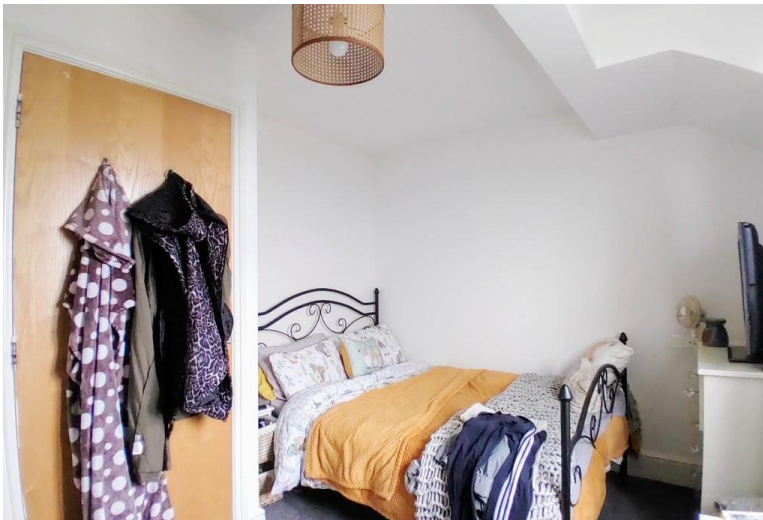
#### PURCHASE DETAILS:

*Please note that the services & appliances have not been tested & the property is sold on that basis.*



Once you are interested in purchasing this property, ideally call in person or telephone this office to discuss your offer, we would suggest that this is done before contacting a bank, building society or solicitor as any delay could result in the property being sold to someone else and any survey and legal fees being unnecessarily incurred.

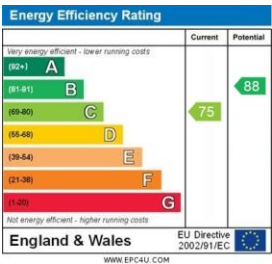
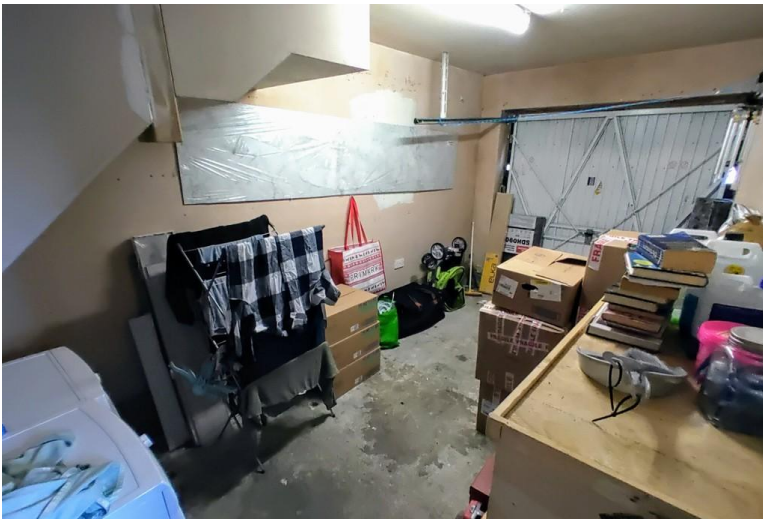
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**MORTGAGES:** A full range of mortgage facilities are available subject to status. Our Financial Consultant will be only too happy to discuss with you your individual requirements. Please contact us for FREE & CONFIDENTIAL ADVICE.

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