



Pinfold, Bradford, BD14 6ST
£775

E&H Edkins Holmes
ESTATE AGENTS

Nestled in the charming area of Clayton, Bradford, this ground floor, modern flat offers a delightful living experience for those seeking a long-term residence. With two well-proportioned bedrooms, this property is ideal for small families, couples, or individuals looking for a comfortable home. The contemporary design throughout the property ensures a bright and inviting atmosphere, making it a pleasure to come home to. Situated in a desirable location, residents will benefit from the convenience of local amenities, including shops, schools, and parks, all within easy reach. The area is well-connected to public transport, making it simple to explore the wider Bradford region and beyond.



Entrance Hall 7'6" x 6'8" (2.302 x 2.047)
White fire door and Laminate style flooring.

Lounge 4.836 x 4.201
Laminate style flooring with double glazed window.
Electric wall heater and panelled feature wall.

Kitchen 2.541 x 1.942
Laminate style flooring and double glazed window. Modern wall and base units with wooden effect work surfaces. Baumatic oven and integrated electric hob. Stainless steel tap and basin unit. Beko washer.

Bathroom 1.972 x 1.933
Laminate style flooring, grey tiles and a three piece suite. Black electric towel heater.

Bedroom One 4.114 x 2.785
Carpet, double glazed window, built in wardrobes, electric wall heater and head board panelling on feature wall.

Bedroom Two 2.857 x 2.067
Carpet, double glazed window and an electric wall heater.

External
One allocated parking space for you, visitors parking, communal gardens and a bin store.

Council Tax
Bradford Metropolitan District Council - Band: B

Lettings Disclaimer
While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations. 1 Prospective tenants will be asked to produce identification documentation during the referencing process and we would ask for your co-operation in order that there will be no delay in agreeing a tenancy. 2 These particulars do not constitute part or all of an offer or contract. 3 Photographs and plans are for guidance only and are not necessarily comprehensive. 4 The approximate room sizes are only intended as general guidance. You must verify the dimensions to satisfy yourself of their accuracy. 5 You

should make your own enquiries regarding the property, particularly in respect of furnishings to be included/excluded and what parking facilities are available.

Income
Please note you will need a minimum household income of £23,850 to apply for this property.





