



22 Pinfold, Clayton, Bradford, West Yorks, BD14 6ST

£95,000

- SECOND FLOOR APARTMENT
- LOUNGE & KITCHEN
- CHAIN FREE/ NO ONWARD CHAIN
- COMMUNAL GARDENS
- ALLOCATED PARKING
- INTERCOM ACCESS
- TWO BEDROOMS AND BATHROOM
- PETS NOT PERMITTED - AS STIPULATED IN THE LEASE
- DOUBLE GLAZING & ELECTRIC HEATING
- CLOSE TO LOCAL AMENITIES

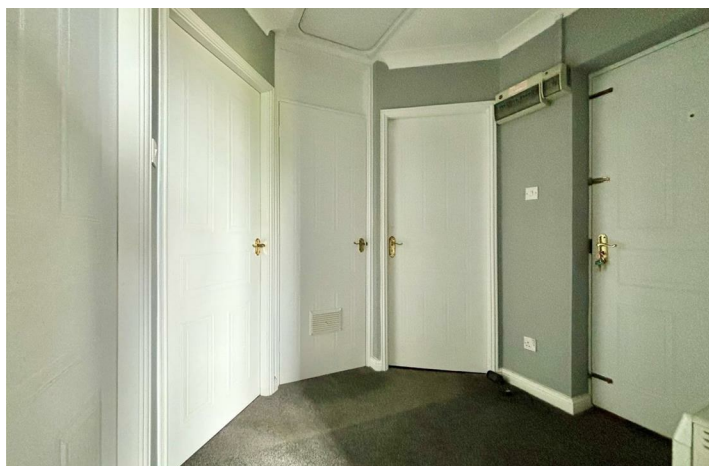


## 22 Pinfold, Bradford BD14 6ST

**\*\* SECOND FLOOR APARTMENT \*\* TWO BEDROOMS AND BATHROOM \*\* ALLOCATED PARKING \*\* ELECTRIC HEATING \*\*** This second floor two bedroom apartment is located in the village of Clayton with nearby links to local amenities and bus routes. The property benefits from allocated parking, communal gardens and a pleasant outlook. Briefly comprising of: hallway, two bedrooms, lounge, kitchen and a bathroom.



Council Tax Band: B



## **COMMUNAL ENTRANCE HALL**

Post box and stairs to the second floor.

## **HALL**

Electric heater, doors leading to the lounge, bedrooms and bathroom plus a useful airing cupboard.

## **LOUNGE**

15'5 x 13'3

Window to the rear elevation, electric heater, storage cupboard and a door leading to kitchen.

## **KITCHEN**

7'11 x 6

Modern wall and base units with wood effect work surfaces and complimentary tiled splash-backs. Electric oven and hob with extractor above, stainless steel sink with mixer tap, plumbed for automatic washing machine and a window to the rear.

## **BEDROOM ONE**

13'1 x 8'7

Window to the front elevation, electric heater, and two double fitted wardrobes.

## **BEDROOM TWO**

8'11 x 6'6

Window to the front elevation and an electric heater.

## **BATHROOM**

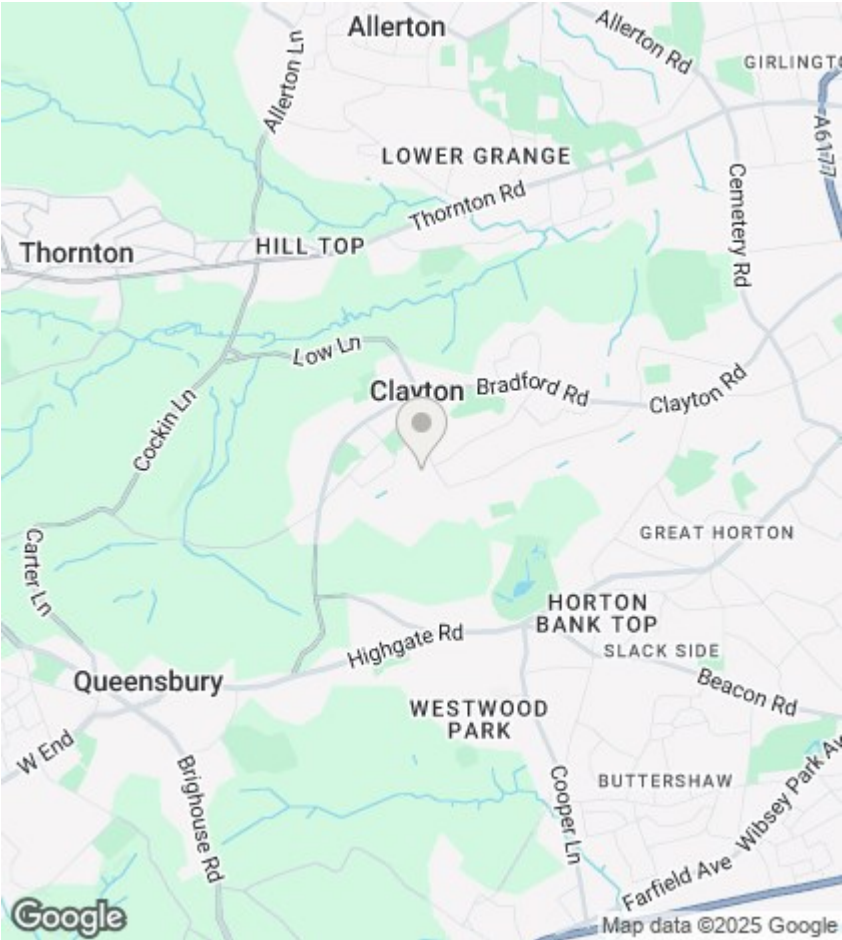
Modern three piece suite comprising of a pedestal hand washbasin, W.C and a panelled bath with shower above. Electric wall heater and an extractor.

## **DIRECTIONS**

From our Queensbury office proceed down the High Street to the traffic lights and continue through Clayton Heights. Take a left hand turning down Baldwin Lane into Clayton village and proceed to the roundabout. Take the right hand exit down Clayton Lane and continue into the village centre. Pass the Park and turn right onto Park Lane and follow the road round. Turn right into Jacobs Croft and left into Pinfold where the property can be seen on the right hand side.







Directions

Viewings

Viewings by arrangement only.  
Call 01274884040 to make an appointment.

EPC Rating:  
C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	75
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	