



Whitney's
ESTATE AGENTS LTD
Established 1947



75 Pentland Avenue

Clayton, Bradford, West Yorkshire, BD14 6JF

Offers In Region Of

£128,950

Property Features

- VIEWING HIGHLY RECOMMENDED
- RECENTLY RENOVATED TO A HIGH STANDARD
- MODERN END TOWN HOUSE
- LOUNGE
- MODERN FITTED DINING KITCHEN
- TWO BEDROOMS
- MODERN THREE PIECE BATHROOM
- UPVC WINDOWS & CENTRAL HEATING
- GARDENS FRONT AND REAR
- GARAGE AND PARKING

Full Description

VIEWING A MUST**VERY WELL PRESENTED** Recently renovated to a very high standard is this Modern End Town House situated in a popular location making it ideal for the first time buyer. The property briefly comprises of Lounge, Modern Fitted Dining Kitchen, Two Bedrooms and Modern Three Piece Bathroom. UPVC Windows. Central Heating. Garden to front and Paved Patio Garden to rear. Detached Garage and 2/3 parking spaces.

ENTRANCE

Via door to porch through inner door to lounge.

LOUNGE

12' 9" x 12' 8" (3.89m x 3.86m)

UPVC window. Contemporary wall mounted electric living flame fire. Modern central heating radiator. Open spindle balustrade to stairs to first floor. Under stairs store cupboard. Door through to the dining kitchen.

DINING KITCHEN

13' 0" x 8' 9" (3.96m x 2.67m)

UPVC window and UPVC door to rear garden. Newly fitted modern wall and base units with complementary work surfaces and splashbacks. Inset sink with mixer tap. Integrated oven and hob with extractor canopy above. Integrated fridge. Inset spot lighting to ceiling. Modern central heating radiator.

FIRST FLOOR

Landing area with doors to bedrooms and bathroom.

BEDROOM ONE

13' 0" x 12' 7" (3.96m x 3.84m)

UPVC window. Modern central heating radiator.



BEDROOM TWO

9' 0" x 6' 6" (2.74m x 1.98m)

UPVC window. Built in wardrobe and cupboard. Modern central heating radiator.

BATHROOM

6' 0" x 5' 5" (1.83m x 1.65m)

UPVC window. Modern fitted white three piece suite comprising of bath with power shower over and screen, hand wash basin set on vanity unit and modern low level wc. Complementary tiling. Modern towel radiator.

EXTERIOR

Lawned garden to front. Private, enclosed paved garden to rear. Detached sectional garage with parking for 2/3 vehicles.

ADDITIONAL INFORMATION

This property has recently been renovated to a very high standard with newly fitted kitchen, bathroom, new central heating radiators, newly decorated through out and new floor coverings through out.

PROPERTY DIRECTIONS:

Leave the Clayton office and turn left, continue along this road bearing right and take your first left into Park Lane and continue along this road into Nursery road and on into Station Road. Pentland Avenue is third on your left.

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.

VALUATION: If you are thinking of selling your home, why not contact one of our offices now for a FREE VALUATION strictly without any obligation. Contact us on Bradford (01274) 880019.

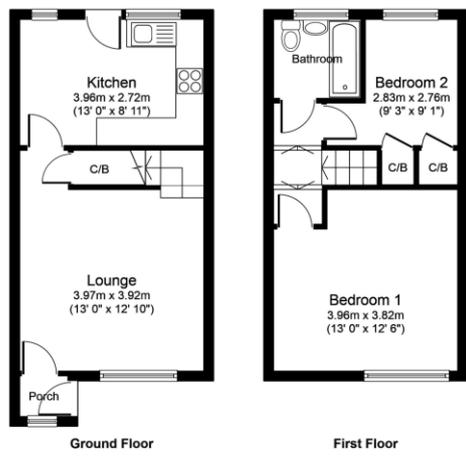
MORTGAGES: A full range of mortgage facilities are available subject to status. Our Financial Consultant will be only too happy to discuss with you your individual requirements. Please contact us for FREE & CONFIDENTIAL ADVICE.

RENT-A-HOUSE: Thinking of renting your HOUSE? FLAT? Contact (01274) 880019 for further details.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		87
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

WWW.EPC4U.COM



Created using Vision Publisher™

11 Green End
Clayton
Bradford
West Yorkshire
BD14 6BA

www.whitneys.co.uk
sales@whitneys.uk.com
01274880019

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements