



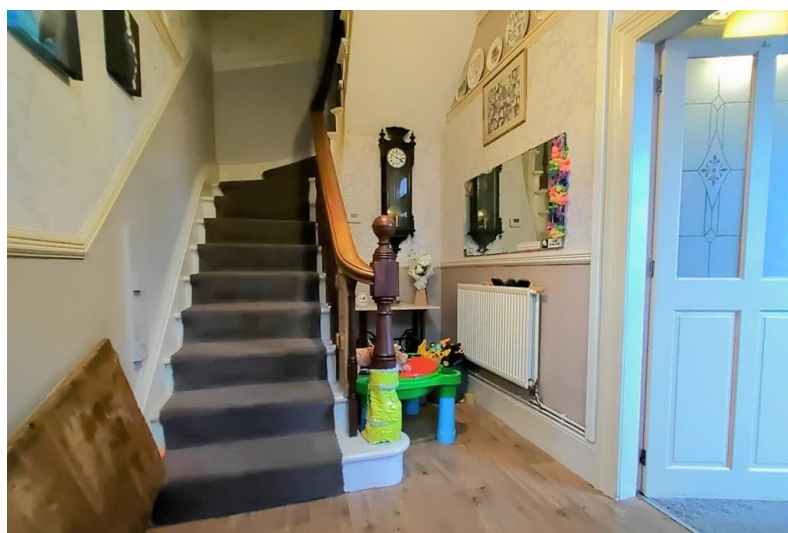
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## 1 Bentfield Cottages

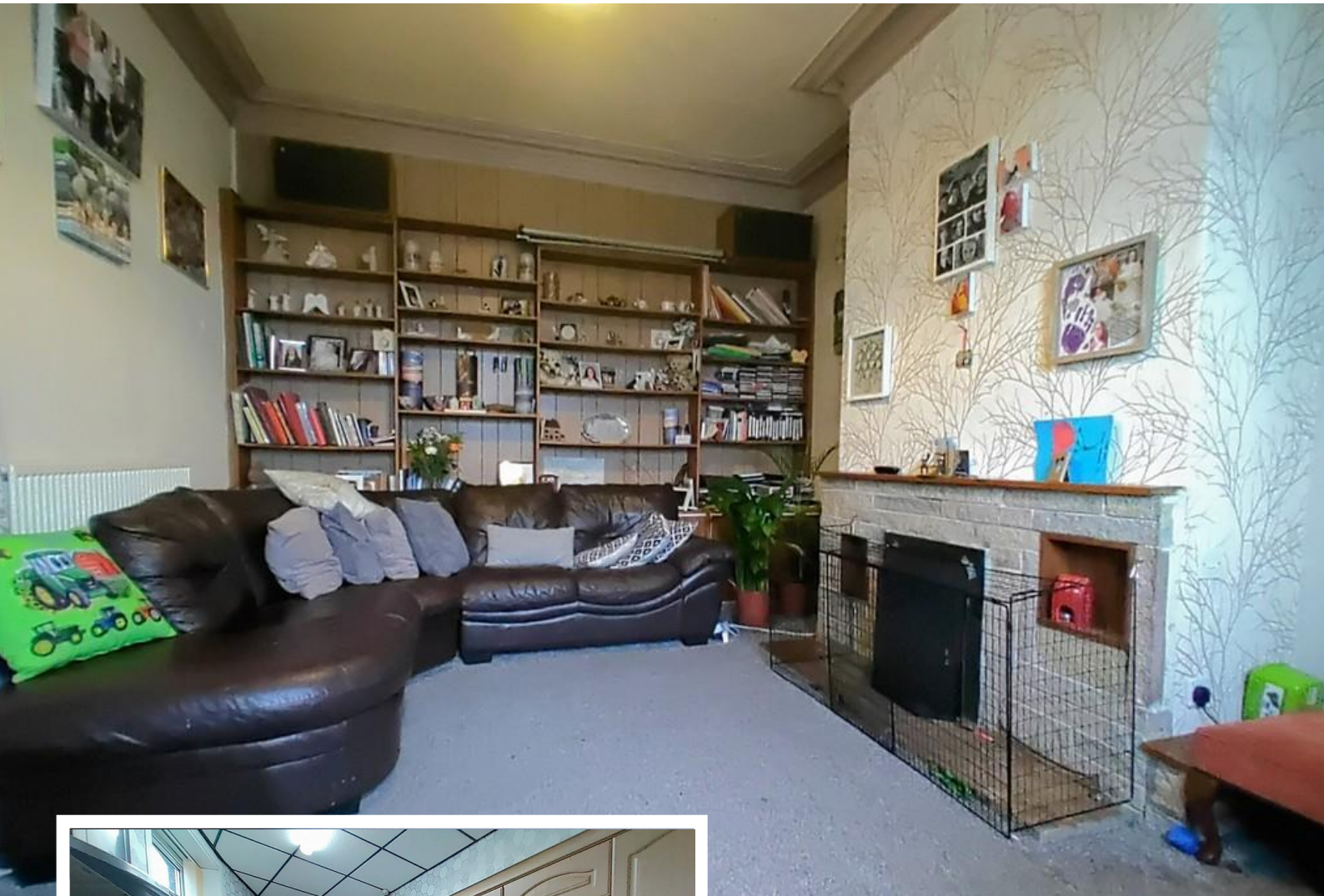
- SPACIOUS THROUGHOUT
- CHARACTER FEATURES
- FOUR BEDROOMS
- PERFECT FAMILY HOME

**£219,950**

EPC Rating 'TBC'







## Property Description

### DESCRIPTION

Whitneys are excited to offer for sale this unique four bed end terrace property, situated in Clayton. With local amenities within walking distance, schools nearby, and transport links to Bradford City Centre, this property would make a perfect family home. The property has four rooms on the ground floor, and four spacious bedrooms upstairs with a unique layout. Don't miss your chance to view this property - get in touch with Whitneys today!

### HALLWAY

12' 3" x 6' 9" (3.73m x 2.06m) After entering the property via the porch area, you are immediately welcomed by a large hallway with stairs leading to the first floor, and access to the sitting room and dining room.

### SITTING ROOM

16' 3" x 12' 1" (4.95m x 3.68m) The large bay window to the front allows plenty of light to flow through this room making it feel bright and airy. With wooden paneling on the back wall and fitted shelving units, a







gas fire inset to feature stone surround with timber mantle, and a central heating radiator.

#### DINING ROOM

15' 0" x 14' 9" (4.57m x 4.5m) A spacious dining room with a gas set into fireplace, central heating radiator and a window to the front elevation. Access to the kitchen is also granted via the dining room.

#### KITCHEN

14' 5" x 8' 9" (4.39m x 2.67m) A good-sized kitchen space with an integrated gas hob and cooker, plus hooded extractor fan, a range of wall and base units, laminate work surfaces, and a stainless steel sink and drainer. There are two windows facing the side elevation and access to the cellar is also available from the kitchen.



#### LOUNGE

13' 10" x 12' 9" (4.22m x 3.89m) The owner currently uses the lounge as a bedroom and the fireplace has been capped due to this. It is in full working condition and is inspected annually. This room offers a second access point to floor one and the cellar. Access to the rear garden also available.

#### BEDROOM ONE

15' 2" x 12' 2" (4.62m x 3.71m) Double bedroom with plenty of space for any freestanding furniture, plus fitted wardrobes! With a central heating radiator and a window to the front elevation



#### BEDROOM TWO

15' 2" x 12' 12" (4.62m x 3.96m) The second double bedroom with fitted wardrobes, one of which contains the boiler which is serviced annually, a central heating radiator and a window to the front elevation.

#### BEDROOM THREE

15' 11" x 10' 2" (4.85m x 3.1m) The third double bedroom with a central heating radiator, and a window to the side elevation. Access via bedroom two or the staircase in the lounge.

#### BEDROOM FOUR

13' 11" x 12' 10" (4.24m x 3.91m) This room also offers plenty of floor space, and has space for a double (or larger) bed. With a central heating radiator and a window to the rear elevation.



#### EXTERNAL

To the front of the property is a large paved garden, which can also be used as a driveway. To the rear is a small paved garden.



#### DIRECTIONS:

#### 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.





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