



## 4 Tenter Hill

Clayton, Bradford, , BD14 6BD

**£115,000**



# Property Features

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- THROUGH BY LIGHT
- TWO BEDROOMS
- SPACIOUS PORCH
- CLOSE TO CENTRE OF CLAYTON VILLAGE
- ALLOCATED PARKING
- CENTRAL HEATING
- BOARDED LOFT
- NEWLY DECORATED

## Full Description

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### DESCRIPTION

Situated close to the centre of Clayton Village is this beautiful quaint two bedroom recently decorated property situated in a quiet location. Ideal for a first time buyer or a young family. Briefly comprising of: Entrance Hall, Lounge, Kitchen, two bedrooms and bathroom. Parking to the front.

### PORCH

10' 3" x 3' 9" (3.12m x 1.14m)

Good size porch with a large window to the front and an inside door to access into the house.

### LIVING ROOM

13' 3" x 16' 0" (4.04m x 4.88m)

Spacious living room which allows a lot of natural light through the front bay window along with the window to the rear. This room consists of a good sized central heating radiator and feature electric fire.

### KITCHEN

4' 2" x 16' 1" (1.27m x 4.9m)

The kitchen has a window to the front offering natural light through out. The kitchen consists of an electric hob and cooker, splashback tiling and a stainless steel sink and drainer along with a central heating radiator.

### HALLWAY

8' 6" x 5' 10" (2.59m x 1.78m)

A light space which provides access to the bedrooms and the bathroom along with access to a fully boarded loft space. The hallway consists of a window to the rear and a central heating radiator.



#### BATHROOM

4' 5" x 10' 1" (1.35m x 3.07m)

Fully tiled family bathroom which consists of a three piece suite including a bath with a shower, WC and handwash basin. There is also a window to the front and a central heating radiator.

#### BEDROOM ONE

10' 3" x 13' 6" (3.12m x 4.11m)

The master bedroom is a good size double bedroom. This room consists of two windows to the front and a central heating radiator.

#### BEDROOM TWO

9' 3" x 5' 8" (2.82m x 1.73m)

This room consists of a window to the rear and a central heating radiator.

#### 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		

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