



**Pentland Avenue, Clayton, Bradford, BD14 6JG**

- Semi Detached • Three Bedrooms • Residential Location •
- Driveway & Detached Garage • Chain Free & Vacant Possession •

***FREEHOLD | COUNCIL TAX BAND: B | EPC: C***

**Priced at £178,000**

## Directions

From our office on Thornton Road head to the traffic lights at Four Lane Ends, take a left onto Cemetery Road. Continue to the traffic lights and take a right onto Clayton Road. Continue until you reach Pasture Lane and turn left. Continue until you reach Pentland Avenue and turn right. You will find the property located on the left.

## Description

DINSDALES ESTATES PRESENTS THIS THREE BEDROOM SEMI DETACHED PROPERTY IN CLAYTON, BD14.

## Information for Potential Buyers

As a buyer you will need to take into consideration that Stamp Duty maybe payable by you on any property purchase. If unsure please call our office for further details.

### Entrance Hallway 12' 11" x 5' 10" (3.947m x 1.790m)

A Upvc entrance door, under stairs storage housing the electrics, radiator, smoke detector and alarm panel (not tested).

### Lounge 11' 6" x 27' 6" (3.51m x 8.38m)

An L shaped room with gas fire with tiled back and hearth, double glazed window, patio doors and serving hatch.

### Kitchen 10' 8" x 8' 7" (3.25m x 2.62m)

With a storage cupboard, maple effect wall and base units, work surface, stainless steel sink and mixer tap. With a cladded ceiling, lino style flooring, a carbon monoxide detector, plumbing for a washing machine and gas connection for a freestanding cooker. A Upvc side door and a double glazed bay window.

### Landing 7' 11" x 6' 3" (2.425m x 1.900m)

A double glazed window and loft hatch.

### Bedroom One 9' 5" x 7' 8" (2.87m x 2.34m)

A front facing bedroom with a storage cupboard, laminate look flooring, radiator and a double glazed window.

### Bedroom Two 12' 8" x 9' 6" (3.86m x 2.9m)

A rear facing bedroom with a radiator and double glazed window.

### Bedroom Three 9' 11" x 8' 11" (3.02m x 2.72m)

An L shaped front facing bedroom with a radiator and a double glazed window.

## Bathroom

A three piece bathroom suite, part cladded and part tiled walls, a radiator, lino look flooring and double glazed frosted window and cupboard housing the Vokera boiler.

## Outside

A lawn to the front with a flagged low maintenance garden to the rear. A garage and driveway.

## Utilities & Services

Gas, Electric, Water and Drainage. According to their websites Sky, Virgin Media and BT are available in this area. According to their websites there's good mobile coverage for EE, Vodaphone, Three and O2.

## Local Authority

Bradford Council Tax Band B £1579.38 Approx for 2024/2025. Green/Grey bin collection fortnightly on a Friday. This property is not in a conservation area. The flood risk in this area is very low. This property may be in a coal mining area.

## Free Market Appraisal

If you are considering selling or letting your property we offer a no obligation market appraisal and would be pleased to discuss your individual requirements. For further information please call a member of our Dinsdales Team.

## Mortgage Advice & Insurance

Dinsdales Estates Sales, Lettings and Property Management are keen to stress the importance of seeking independent mortgage advice. This can be arranged through a panel of experienced advisers. Dinsdales can introduce this service and could receive a referral fee from a recommended mortgage company.

## Consumer Protection

We are providing these details in good faith, to the best of our ability, in obtaining as much information as is necessary for our buyers/tenants, to make a decision whether or not they wish to proceed in obtaining this property under the consumer protection regulations. Upon request we can provide you with an electronic copy of the Property Information Questionnaire (if available). We are covered by Client Money Protection through Propertymark and are members of The Property Ombudsman.

[www.dinsdalesestates.co.uk](http://www.dinsdalesestates.co.uk)

Dinsdales Estates

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