



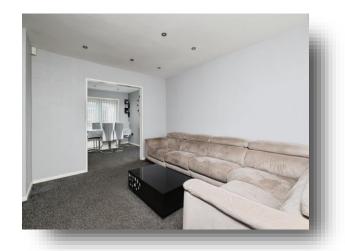




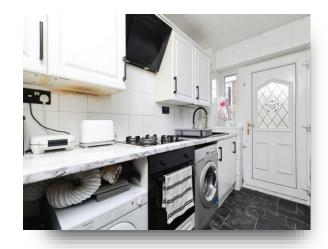
welcome to

Penfield Grove, Clayton Bradford

Offered to the market is this well presented three bedroom end town house. This property will appeal to a variety of purchasers.













Entrance Hall Lounge

13' 3" x 12' 9" into recess (4.04m x 3.89m into recess) With window to the front.

Dining Room

10' \times 8' 5" ($3.05m \times 2.57m$) With french doors providing access to the rear garden.

Kitchen

9' 11" x 6' 11" (3.02m x 2.11m)

Fitted kitchen with a range of wall and base units incorporating sink and drainer, built-in four ring gas hob and electric oven with extractor hood and plumbed for automatic washing machine. Door provides access to the rear gardens and there is pantry storage area.

Bedroom One

11' 7" x 9' 1" (3.53m x 2.77m) With window to the front.

Bedroom Two

9' 7" x 9' 1" (2.92m x 2.77m) With window to the rear.

Bedroom Three

8' 8" x 6' 4" (2.64m x 1.93m) With window to the front.

Bathroom

Three piece suite comprises of bath, wash hand basin and W/C, tiled walls and window to the rear.

Outside

To the outside is a shared driveway leading to garage with up and over door and lawn gardens to the front and side. To the rear is a lawn garden and patio area.





welcome to

Penfield Grove, Clayton Bradford

- Three bedroom
- End town house
- Driveway
- Garage
- Price £195,000

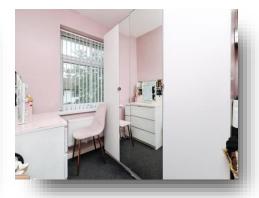
Tenure: Freehold EPC Rating: D

Council Tax Band: B

£195,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/BDF116147



Property Ref: BDF116147 - 0004 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for quidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



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