



Penfield Grove, Clayton, Bradford, West Yorkshire, BD14 6LJ

- TWO BEDROOM SEMI-DETACHED BUNGALOW
- WET ROOM
- DOUBLE GLAZING
- WELL MAINTAINED GARDENS TO THE FRONT AND REAR
- CLOSE TO LOCAL AMENITIES AND TRANSPORT LINKS
- LOCATED IN THE POPULAR RESIDENTIAL VILLAGE OF CLAYTON
- REAR SUN ROOM OVERLOOKING REAR GARDEN
- GAS CENTRAL HEATING
- LARGE DRIVEWAY AND GARAGE PARKING
- COUNCIL TAX BAND C - EPC RATING GRADE C

Offers In The Region Of £260,000



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Nestled in the charming residential village of Clayton, Bradford, this delightful two-bedroom semi-detached bungalow offers a perfect blend of comfort and convenience. Spanning an impressive 818 square feet, the property features two inviting reception rooms, ideal for both relaxation and entertaining.

The modern kitchen is a standout feature, equipped with contemporary fittings that make cooking a pleasure. The layout of the home is both practical and welcoming, ensuring that every corner is utilised effectively. The bungalow boasts two inviting bedrooms, bedroom 1 features fitted wardrobes, ideal for a small family or those seeking a peaceful retreat.

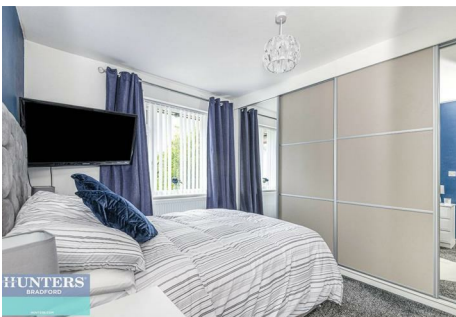
One of the standout features of this property is the modern shower wet room, which has been tastefully updated to provide a stylish and functional space. The rear sunroom provides a lovely space to enjoy views of the well-maintained garden, making it a perfect spot for morning coffee or afternoon reading. The bungalow is equipped with double glazing and gas central heating, ensuring a warm and inviting atmosphere throughout the year.

Outside, the property boasts beautifully kept gardens to both the front and rear, enhancing its curb appeal and providing a tranquil outdoor space. The large driveway offers ample parking for up to four vehicles, complemented by garage parking for added convenience.

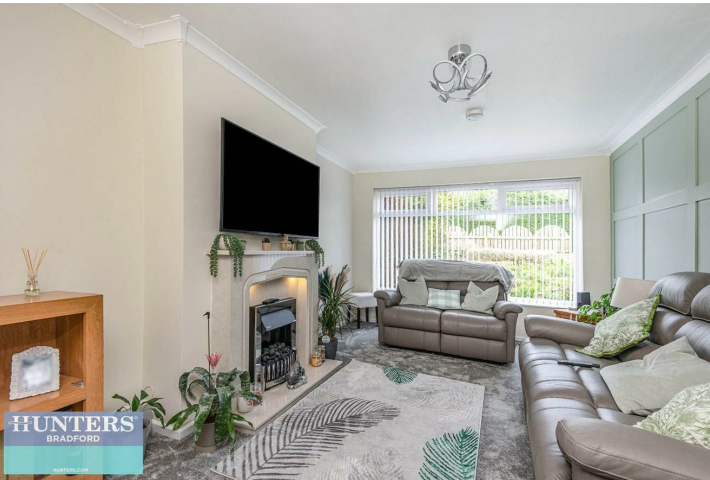
Situated close to local amenities and excellent transport links, this bungalow is ideal for those seeking a peaceful lifestyle. With a council tax band of C and an EPC rating of grade C, this property is not only charming but also efficient.

This bungalow is not just a place to live; it is a place where memories can be made. Whether you are a first-time buyer or looking to downsize, this property presents a wonderful opportunity to enjoy comfortable living in a desirable location.

Don't miss your chance to make this lovely home your own, speak to Thomas and book your viewing today.



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INTERNAL

Hallway

Living Room
17'2" x 10'11"

Kitchen

9'2" x 8'6"

Bedroom 1

13'10" x 12'4"

Bedroom 2

9'5" x 7'11"

Shower Room

9'5" x 7'11"

Sun Room

13'10" x 12'4"

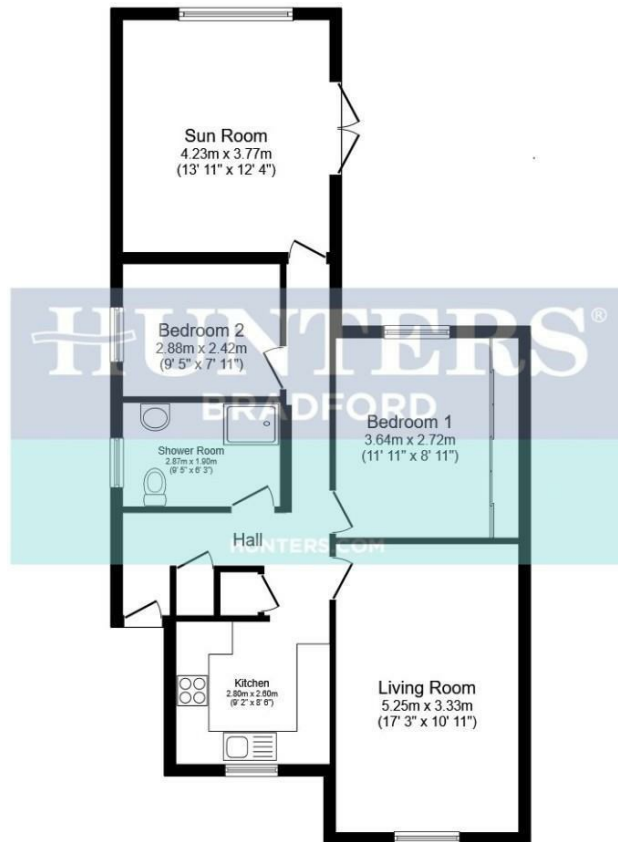
EXTERNAL

Front Garden

Rear Garden

Driveway

Garage



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Viewings

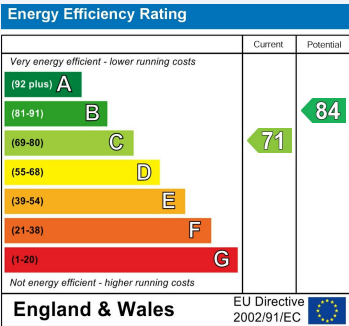
Please contact bradford@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



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