Sugdens
Sales & Lettings

Penfield Grove, Clayton,

£175,000

* TOWN HOUSE * NO CHAIN * THREE BEDROOMS * LARGE THROUGH LOUNGE *
* MODERN KITCHEN & BATHROOM * WELL PRESENTED * LOVELY GARDENS * GARAGE OFF-SITE *

Occupying a cul-de-sac setting and available with no onward chain, is this delightful three bedroom inner town house.

Benefits from gas central heating, upvc double glazing and briefly comprises entrance hall, large through lounge with diner, three first floor bedrooms and a modern house bathroom with white suite.

To the outside there are gardens to front and rear, together with a garage, off-site.

Entrance Hall
With radiator.

Lounge / Diner
23'9" x 12'8" narrowing to 8'7" (7.24m x 3.86m narrowing to 2.62m)
With gas fire in stone fireplace, two radiators.

Kitchen
6'8" x 9'8" (2.03m x 2.95m)
Modern fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, radiator and store cupboard. White goods included.

First Floor Landing

Bedroom One
9'1" x 11'6" (2.77m x 3.51m)
With built in wardrobe and radiator.

Bedroom Two
9'2" x 9'8" (2.79m x 2.95m)
With built in wardrobe and radiator.

Bedroom Three
8'6" narrowing to 6'5" x 6'4" (2.59m narrowing to 1.96m x 1.93m)

Bathroom
Modern white three piece suite, tiled walls and heated towel rail.

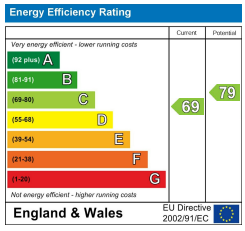
Exterior
To the outside there is a garden to front with artificial grass, together with garden to the rear with lawn and patio. A garage is located off-site.

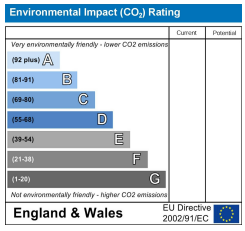
Directions
From our office on Queensbury High Street head toward Gothic St, continue to follow A647 towards Bradford for 0.7 miles, left onto Baldwin Ln, at the roundabout take the 2nd exit onto Clayton Ln, right onto Park Ln, left onto Nursery Rd, right onto Station Rd, left onto Pentland Ave, left onto Penfield Grove and the property will be seen displayed via our For Sale board.

TENURE
FREEHOLD

Council Tax Band
B / Bradford

Agent Notes & Disclaimer We endeavour to make our particulars fair, accurate and reliable. The information provided does not constitute or form part of an offer or contract, nor may it be regarded as representation. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and for guidance only, as are floorplans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for purpose. We strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. **Money Laundering Regulations** Intending purchasers will be asked to produce identification and proof of finance. We would ask for your co-operation in order that there will be no delay in agreeing a sale. We are covered and members of The Property Ombudsman.





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