

2B Pentland Avenue, Clayton, Bradford, BD14 6JG

£199,950

- THREE BEDROOM SEMI DETACHED
- DRIVEWAY AND SINGLE DETACHED GARAGE
- POPULAR LOCATION
- UPVC DOUBLE GLAZING
- NICELY PRESENTED THROUGHOUT
- LARGE CORNER PLOT OFFERING POTENTIAL
- MODERN FITTED KITCHEN & SHOWER ROOM
- GAS CENTRAL HEATING
- HUGE ENCLOSED REAR GARDEN
- EARLY VIEWING ADVISED

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**** THREE BEDROOM SEMI DETACHED ** LARGE CORNER PLOT ** WELL PRESENTED **
REFURBISHED IN RECENT YEARS ** DRIVEWAY & GARAGE ** POTENTIAL TO EXTEND STPP ****

This nicely presented property is Clayton sits on a huge plot and offers a great deal of potential. Internally there is a modern, fully fitted dining-kitchen and a modern shower room, along with UPVC double glazing and full gas central heating. To the ground floor is a hallway, lounge and a dining-kitchen. To the first floor are three bedrooms and the family bathroom. Driveway parking to the front, garage and a large enclosed rear garden. View now!



Council Tax Band: C



Entrance Hall

Stairs to the first floor, central heating radiator, laminate flooring and a door to the lounge.

Lounge

15'11 x 11'4

Living flame gas fire, bay window to the front elevation, laminate flooring and a central heating radiator.

Dining-Kitchen

14'11 x 10'8

Modern fitted kitchen with a superb dark grey herringbone floor, grey gloss fitted units and integrated appliances including a fridge-freezer, washing machine, four ring gas hob, electric oven and an extractor. Laminated work surfaces, matching splashback and a stainless steel sink and drainer. Door to the rear garden. The dining area has a window to the rear elevation, useful under-stairs store and a central heating radiator.

First Floor

Landing area with a window to the side elevation, airing cupboard housing the boiler, central heating radiator and access to the loft space.

Bedroom One

13'3 x 8'5

Window to the front elevation and a central heating radiator.

Bedroom Two

12'2 x 8'4

Window to the rear elevation and a central heating radiator.

Bedroom Three

7'9 x 6'1

Window to the front elevation and a central heating radiator.

Bathroom

A modern shower room with herringbone floor, corner shower cubicle with glass sliding doors, washbasin with storage below and a low flush WC. Fully aqua boarded walls, chrome heated towel rail and a window to the side elevation.

External

To the front of the property is a paved drive with

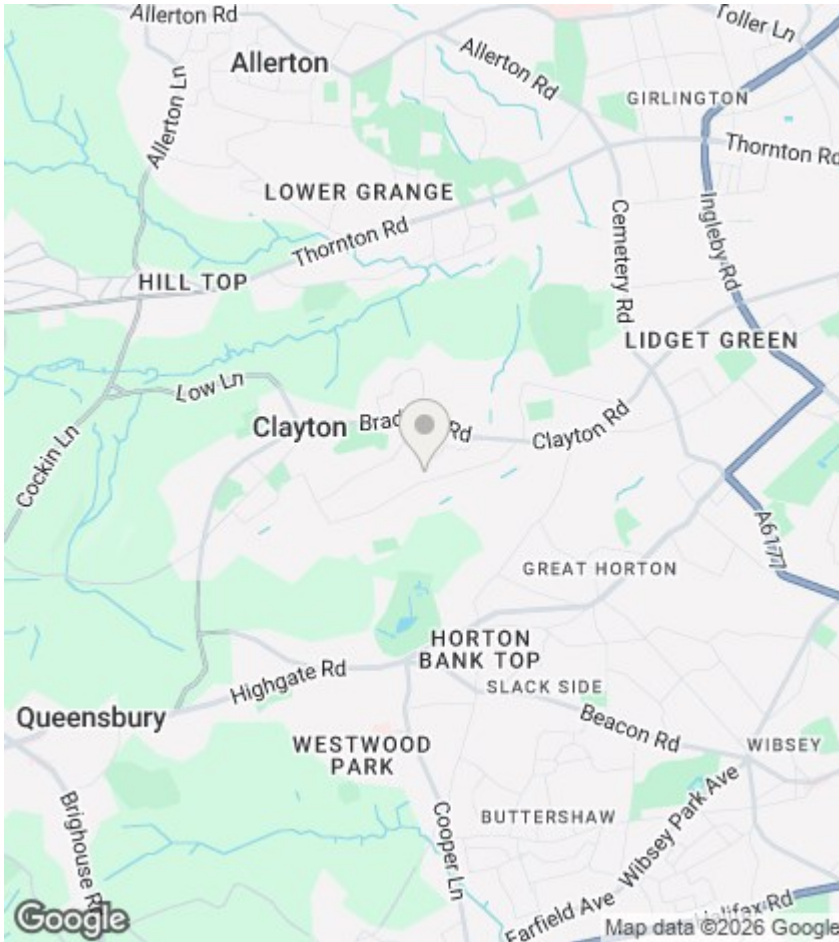
off-road parking leading to a substantial brick built single detached garage. A gate at the side leads to the rear. The large corner plot offers potential to extend STPP and has a secure boundary fence, consisting of low maintenance gravel areas, paving and flowerbeds.

Please Note

Energy Certificate and Floor plan to follow.







Directions

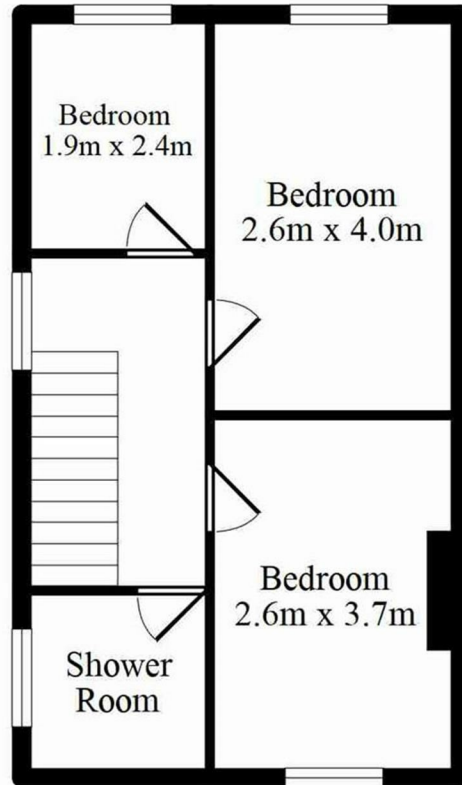
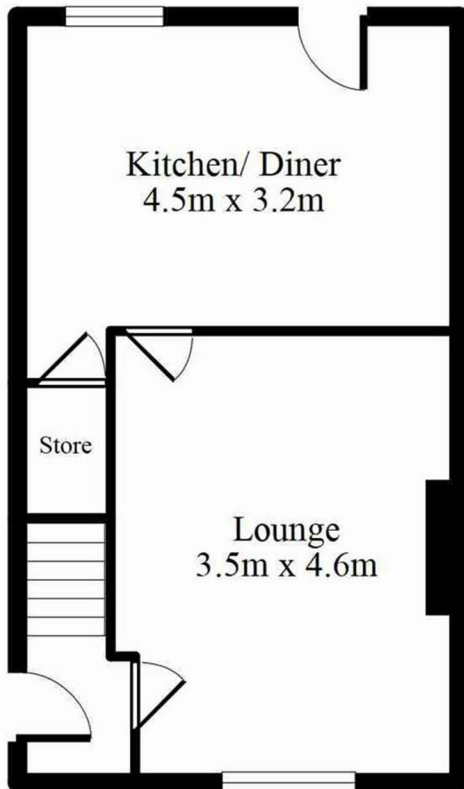
Viewings

Viewings by arrangement only.
Call 01274884040 to make an appointment.

EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		74	76
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Every attempt has been made to ensure this floor plan is accurate, however their accuracy is not guaranteed. The floorplan is for illustrative purposes and should be used in that context. GFPMS2026