



78 Pentland Avenue, Clayton, Bradford, BD14 6JF

£1,075 PCM

- Semi Detached House
- Lounge / Diner
- Kitchen & Appliances
- Garage & Gardens
- Council Tax - B / EPC - C
- Entrance Hall
- Conservatory
- Three Bedrooms & Bathroom
- Available August 2026

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An ideal family home located in the village of Clayton. In good order throughout the property comprises of, Entrance Hall, Lounge / Dining Area, Conservatory, Kitchen & Integrated Appliances. Three Bedrooms & Bathroom. Garage, Driveway & Gardens. Available August 2026. EPC - C / Council Tax Band - B - Long Term.



Council Tax Band: B



ENTRANCE HALL

Carpet. Stairs & Banister. Alarm. Built In Cupboard

LOUNGE/DINER

23'10" x 8'6"

Radiators, Carpet. Gas Fire, Double Glazed Bay Window

CONSERVATORY

Radiator. Carpet. Double Glazed Patio Doors

KITCHEN

12'1" x 6'10"

Tiled Flooring. Range of cream base units, cupboards & drawers. Sink & Drainer. Integrated Fridge / Freezer, Oven, Hob & Extractor Fan. Patio door to Garden.

LANDING

Carpet, Stairs & Bannister. Loft Access (Not Checked)

BEDROOM 1

11'10" x 9'0"

Carpet, Radiator, Built In wardrobes, Double Glazed Window

BEDROOM 2

10'2" x 9'0"

Carpet, Radiator, Double Glazed Window

BEDROOM 3

8'5" x 6'6"

Carpet, Radiator, Double Glazed Window

BATHROOM

Fully Tiled Bathroom. Double Glazed Window. White WC, Sink & Bath with thermostatic shower over.

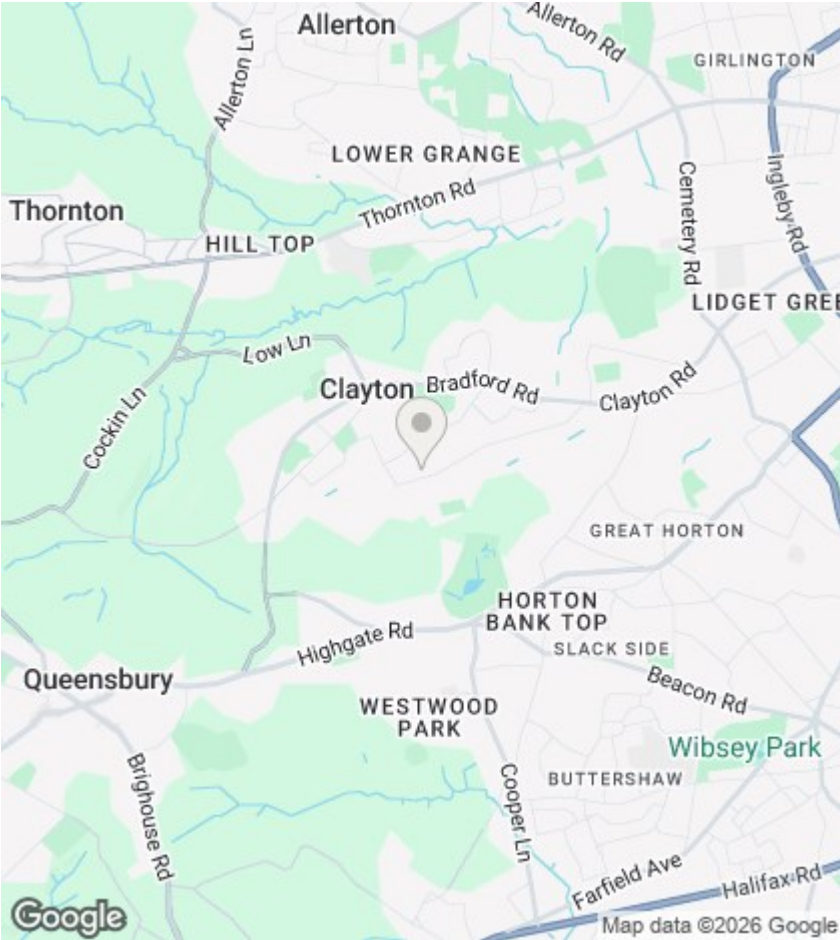
OUTSIDE

FRONT - Lawned Garden with shrubs & bushes, Driveway & Garage

REAR - Patio Area & Raised Flower Beds







Directions

Viewings

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

EPC Rating:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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 	