



32 Pinfold, Clayton, Bradford, BD14 6ST

£650 PCM

- Well Presented Second Floor Flat in Clayton Village
- Lounge
- Two Bedrooms
- Allocated Parking & Communal Garden
- EPC - C / Council Tax Band - B
- Communal Entrance & Flat Entrance
- Kitchen
- Bathroom
- Available Mid Jan 2025

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A Well Presented Second Floor Flat in good condition throughout. Property comprises of; Communal Entrance, Private Flat Entrance, Hallway, Lounge, Kitchen, Two Bedrooms & Bathroom. Allocated Parking. Available Mid Jan 2025. EPC - C / Council Tax Band - B.



Council Tax Band: B



Communal Entrance

Letter Boxes, Stairs,

Entrance Hallway

Carpet. Storage Heater & Cupboard. Intercom
Phone. Loft Access (Not checked)

Lounge

15'08 x 11'00

Carpet. Storage Heaters. Double Glazed
Windows. Aerial Points

Kitchen

8'04 x 6'04

Vinyl Flooring. Range of Wooden Base Units,
Cupboards & Drawers. Electric Oven, Hob &
Extractor Fan. Double Glazed Window.

Bedroom 1

11'07 x 9'00

Storage Heater, Double Glazed Window, Built In
Cupboard. Carpet.

Bedroom 2

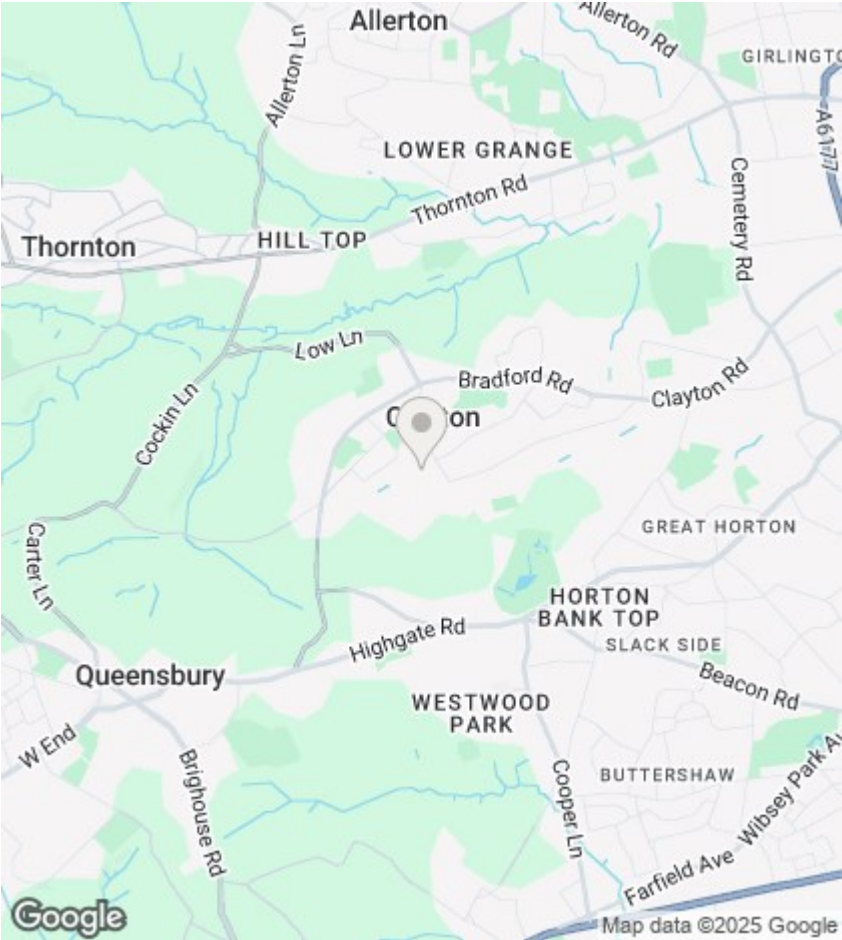
9'03 x 6'08

Carpet. Storage Heater. Double Glazed Window

Bathroom

6'04 x 6'03

Vinyl Flooring. White WC, Basin



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	70	71
(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