



54 Pentland Avenue, Clayton, Bradford, BD14 6JF

Offers Over £200,000

- THREE BEDROOM SEMI DETACHED
- GAS CENTRAL HEATING
- OFF-ROAD PARKING
- ENCLOSED REAR GARDEN
- AN IDEAL FAMILY HOME
- THROUGH LOUNGE-DINER
- UPVC DOUBLE GLAZING
- CLOSE TO LOCAL AMENITIES
- POPULAR LOCATION
- EARLY VIEWING IS ADVISED

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**** THREE BEDROOM SEMI DETACHED ** GAS CENTRAL HEATING ** UPVC DOUBLE GLAZING
** GARDENS & DRIVEWAY **** Bronte Estates are pleased to offer for sale this three bedroom semi-detached in the popular village of Clayton. For sale with no chain and briefly comprising of: Entrance Hall, Lounge with Dining area, Kitchen and to the first floor are three Bedrooms & Bathroom. Set on a good-sized plot with plenty of parking and a large enclosed family friendly rear garden. Located close to local amenities and transport links. Arrange your viewing now!



Council Tax Band: B



Entrance Hall

12'4 x 6'0

UPVC front door and side window, stairs to the first floor, under-stairs storage cupboard and a central heating radiator.

Lounge-Diner

21'9 x 11'2

Windows to both the front and rear elevations, fireplace and two central heating radiators. Plenty of space for sofa's and a separate dining area.

Kitchen

10'5 x 8'3

Fitted with a range of base and wall units, laminated working surfaces and splash-back wall tiling. Stainless steel sink and drainer, plumbing for a washing machine, electric oven, gas hob and an extractor above. Side entrance door, window to the rear elevation and a central heating radiator.

First Floor

Landing area with a window to the side elevation and access to the loft space.

Bedroom One

11'8 x 9'3

Window to the front elevation and a central heating radiator.

Bedroom Two

9'7 x 9'3

Window to the rear elevation and a central heating radiator.

Bedroom Three

8'7 x 7'9

Window to the front elevation and a central heating radiator.

Bathroom

A family bathroom comprising of a panelled bath with mains powered shower over, pedestal washbasin and a low flush WC. Part-tiled wall, window to the side elevation and a chrome heated towel rail.

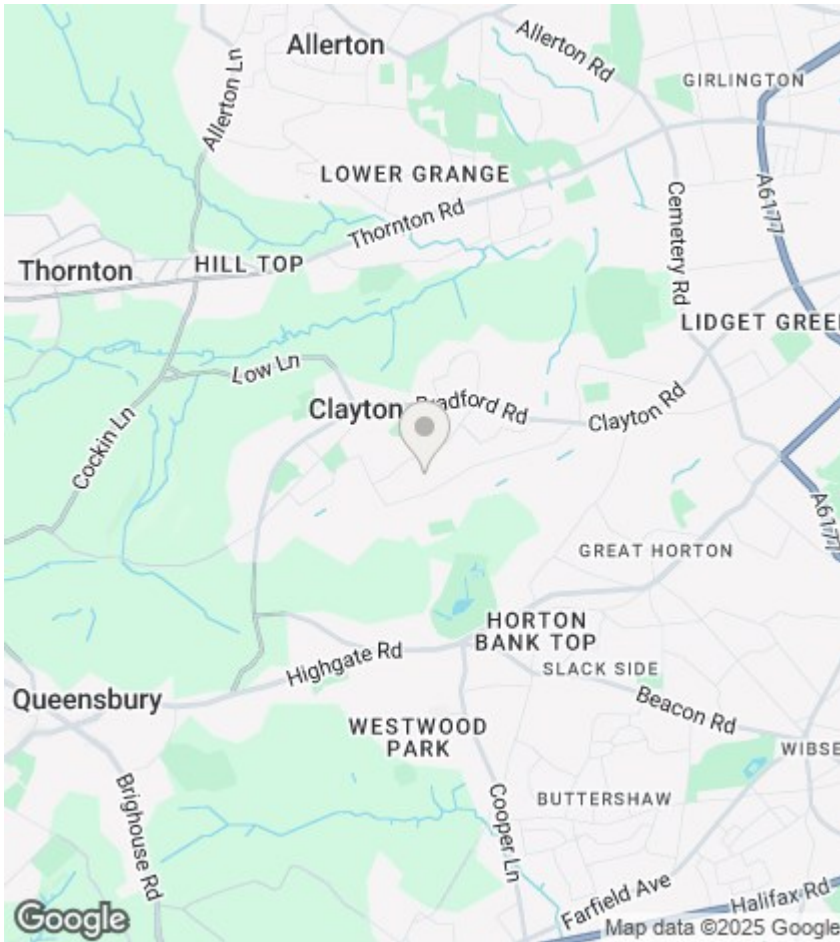
External

To the front of the property is a lawn area with hedging and an open plan driveway with parking

for two-three cars. A fence and lockable gate at the side leads to the rear of the house. The back garden is low maintenance and has a garden shed and secure boundaries making it a safe enclosed space for children and/or pets.







Directions

Viewings

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

EPC Rating:

D

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			85
(69-80) C			
(55-68) D		68	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC 