





Bentfield Cottages, Bradford

£199,950 Freehold

SSTC

Whitneys are excited to offer for sale this unique four bed end terrace property, situated in Clayton. With local amenities within walking distance, schools nearby, and transport links to Bradford City Centre, this property would make a perfect family home.

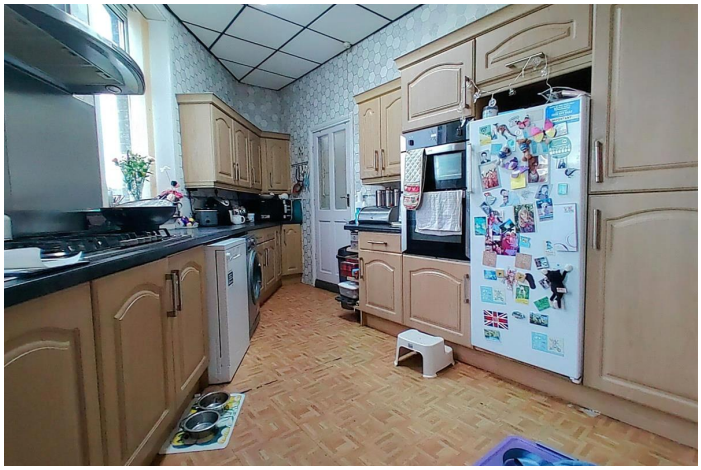
01274880019
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Est 1947 WHITNEYs PROPERTY LTD

Whitneys are excited to offer for sale this unique four bed end terrace property, situated in Clayton. With local amenities within walking distance, schools nearby, and transport links to Bradford City Centre, this property would make a perfect family home. The property has four rooms on the ground floor, and four spacious bedrooms upstairs with a unique layout. Don't miss your chance to view this property - get in touch with Whitneys today!

Tenure: Freehold
Parking options: Driveway, On Street
Garden details: Front Garden, Rear Garden









Hall
After entering the property via the porch area, you are immediately welcomed by a large hallway with stairs leading to the first floor, and access to the sitting room and dining room.

Lounge
The large bay window to the front allows plenty of light to flow through this room making it feel bright and airy. With wooden paneling on the back wall and fitted shelving units, a gas fire inset to feature stone surround with timber mantle, and a central heating radiator.

Dining
A spacious dining room with a gas set into fireplace, central heating radiator and a window to the front elevation. Access to the kitchen is also granted via the dining room.

Kitchen
A good-sized kitchen space with an integrated gas hob and cooker, plus hooded extractor fan, a range of wall and base units, laminate work surfaces, and a stainless steel sink and drainer. There are two windows facing the side elevation and access to the cellar is also available from the kitchen.

Lounge
The owner currently uses the lounge as a bedroom and the fireplace has been capped due to this. It is in full working condition and is inspected annually. This room offers a second access point to floor one and the cellar. Access to the rear garden also available.

Bedroom 1
Double bedroom with plenty of space for any freestanding furniture, plus fitted wardrobes! With a central heating radiator and a window to the front elevation

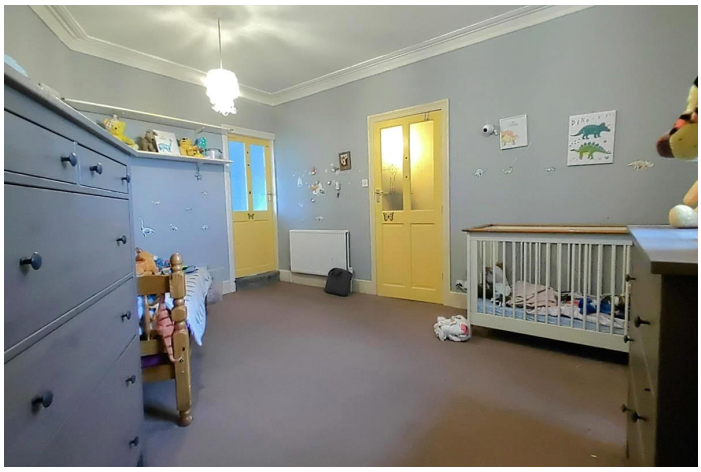
Bedroom 2
The second double bedroom with fitted wardrobes, one of which contains the boiler which is serviced annually, a central heating radiator and a window to the front elevation.

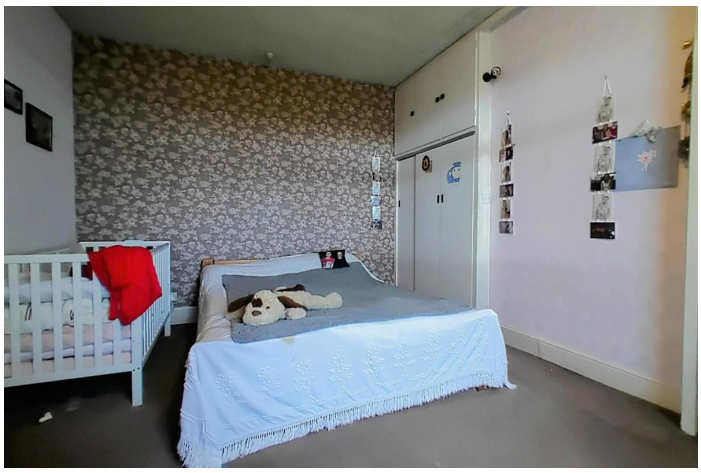
Bedroom 3
The third double bedroom with a central heating radiator, and a window to the side elevation. Access via bedroom two or the staircase in the lounge.

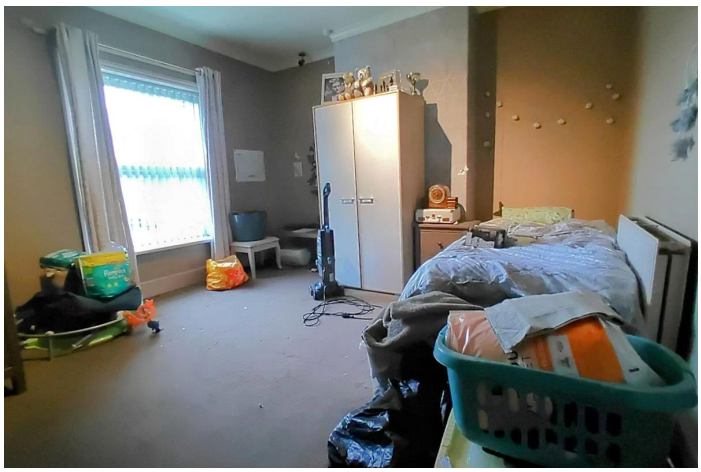
Bedroom 4
This room also offers plenty of floor space, and has space for a double (or larger) bed. With a central heating radiator and a window to the rear elevation.

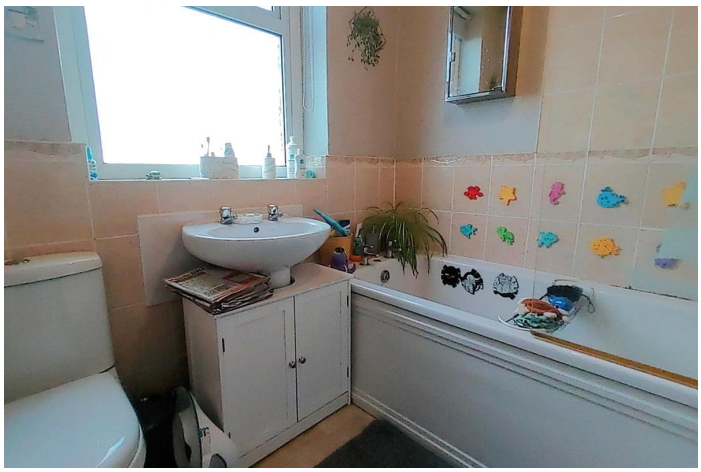
Outside
To the front of the property is a large paved garden, which can also be used as a driveway. To the rear is a small paved

garden.









PURCHASE DETAILS:

Please note that the services & appliances have not been tested & the property is sold on that basis. Once you are interested in purchasing this property, ideally call in person or telephone this office to discuss your offer, we would suggest that this is done before contacting a bank, building society or solicitor as any delay could result in the property being sold to someone else and any survey and legal fees being unnecessarily incurred.

VALUATION:

If you are thinking of selling your home, why not contact one of our offices now for a FREE VALUATION strictly without any obligation. Contact us on Bradford (01274) 880019.

CALLANDER MORTGAGE SOLUTIONS:

Need mortgage advice? Why not let our specialist, in-house mortgage team look after you and do the hard work for you… Navigating the world of mortgages can be a daunting prospect. Callander Mortgage Solutions Ltd have access to a huge panel of lenders and are here to help and guide you every step of the way. Have you seen the perfect property? Is time of the essence? Or have you had bad credit? Give the independent experts a call, today and ask about the limited offer “Fee Free Whitney’s” packages!

CONVEYANCING:

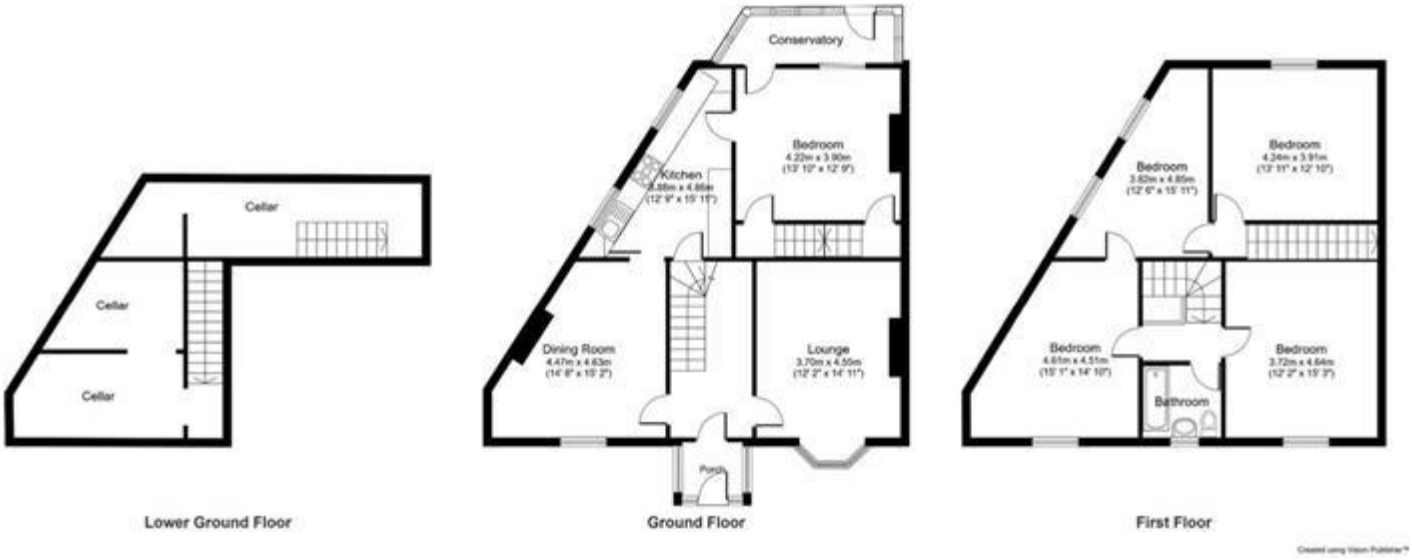
Buying or selling a property? Need a fast, professional property lawyer to help you with your sale or purchase? Or both? Elliott James Legal Ltd are a trusted and respected law firm, specialising in all aspects of residential conveyancing and property matters. With local offices and more, why not benefit from our in-house relationship and ask us to introduce you to their friendly and supportive team of legal experts. Get your no-obligation quote today!

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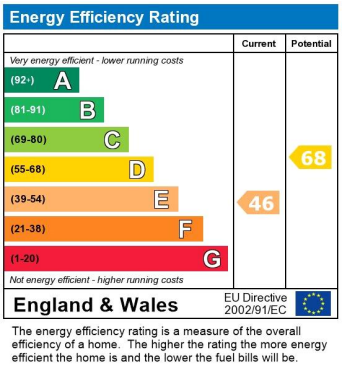
The sales market can be extremely competitive and fast-moving, but we can give buyers who join the Buyers Club exclusive access to Pre-Market Listings. Seize the opportunity and be the first to view our up and coming properties. Members of the Buyers Club stay ahead of the competitive market by viewing homes before they reach the open market.

RENT-A-HOUSE:

Thinking of renting your HOUSE? FLAT? Contact (01274) 880019 for further details.







The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.