





Tenter Hill, Bradford

£235,000 Freehold

Well-presented four-bedroom terraced home arranged over three floors, offering a spacious living room, modern fitted kitchen, two family bathrooms and downstairs WC. Benefiting from off-road parking, an allocated parking space and an enclosed, low-maintenance rear garden.

Allocated Parking | Close To Clayton Village | Close to Local Amenities | Early Viewing Advised | Garden | Ideal Family Home | Four Bedroom Terrace |

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A well-presented four-bedroom terraced property offering spacious and versatile accommodation across three floors, ideal for growing families and those looking for a home with plenty of living space.
The property benefits from a welcoming interior. a generously sized living room, a modern fitted kitchen, four bedrooms, two family bathrooms and an additional downstairs WC.
Externally, the property benefits from a parking space to the front of the property, an allocated parking spot to the side and a low-maintenance enclosed rear garden, providing an excellent space for outdoor seating and entertaining.
The spacious living room offers a comfortable and inviting setting, featuring neutral decor, a feature fireplace and ample space for lounge furniture, making it ideal for relaxing or spending time with family.
The modern fitted kitchen features a range of contemporary wall and base units, wood worktops and integrated appliances. The room benefits from a generous amount of storage and worktop space alongside access to the downstairs WC.
The property offers four bedrooms arranged across the upper floors, providing flexible accommodation suitable for families, guests or those who require a home office.
The family bathroom is fitted with a white suite comprising a bath with shower over, hand wash basin and WC, complemented by tiled walls.
Externally, the property benefits from an enclosed, low-maintenance rear garden, offering ample space for outdoor furniture and entertaining.

Council Tax Band: C (Bradford Metropolitan District Council)
Tenure: Freehold
2 allocated parking spaces one with shed on
Parking options: Driveway, Off Street
Garden details: Terrace

Living room

A spacious and welcoming living room featuring a stylish feature fireplace, attractive feature wall and neutral decor throughout. The room offers ample space for lounge furniture, with soft carpeting adding to the comfortable and homely feel. An ideal space for relaxing and entertaining.

Kitchen

A spacious and modern fitted kitchen, installed approximately 18 months ago, featuring a stylish range of high-gloss wall and base units, complemented by wood worktops and contemporary splashbacks. The kitchen benefits from an integrated oven, gas hob with extractor above, ample storage and generous worktop space. Attractive patterned flooring and modern spotlights complete the room, while a large window allows plenty of natural light to flow. There is also space for additional appliances.

WC

A convenient downstairs WC fitted with a white two-piece suite comprising a hand wash basin and low-level WC. Featuring tiled walls with a decorative border, attractive patterned flooring and a central heating radiator, providing a practical addition to the ground-floor accommodation.

Bedroom 1

A spacious and beautifully presented double bedroom featuring neutral decor and soft carpeting throughout. The room benefits from a large window allowing plenty of natural light, with ample space for a double bed, bedside furniture and additional storage cupboard. A bright and comfortable









room offering a relaxing retreat.

Bedroom 2

A bright and spacious bedroom featuring neutral decor and soft carpeting throughout. The room benefits from a large window allowing plenty of natural light, with ample space for bedroom furniture and additional storage.

Bathroom

A well-presented family bathroom fitted with a modern white three-piece suite comprising a panelled bath with shower over and glass shower screen, hand wash basin and WC. Featuring neutral tiled walls, contemporary flooring and a wall -mounted storage cupboard, creating a bright and practical space for everyday use.

Bedroom 3

A spacious and well-presented bedroom featuring neutral decor and soft carpeting throughout. The room benefits from a window allowing plenty of natural light, with ample space for bedroom furniture and storage.

Bedroom 4

A generously sized bedroom featuring neutral decor and soft carpeting throughout. The room benefits from both a traditional window and a skylight allowing plenty of natural light to flow through. Offering ample space for a double bed and additional furniture, this versatile room is currently arrange to accommodate both sleeping and home office space.

Bathroom

A well-presented family bathroom fitted with a white three-piece suite comprising a panelled bath with shower over, hand wash basin and low-level WC. Featuring attractive blue tiled walls with a decorative border, contrasting dark flooring and a central heating radiator, providing a practical and comfortable space for everyday use.

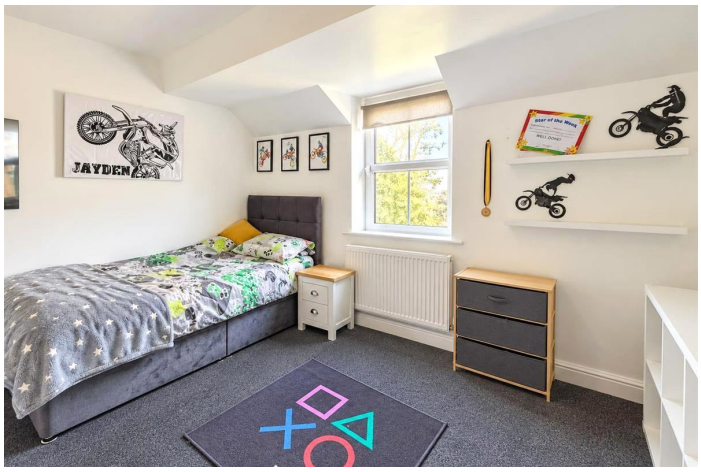
Outside

Externally the property benefits from a low-maintenance gravelled frontage with a pathway leading to the entrance. To the rear is a generously sized, enclosed garden, predominantly paved and featuring decorative fencing, established planting and ample space for outdoor seating and entertaining. The property also benefits from an allocated parking with a useful wooden storage shed currently positioned on it.

Disclaimer

Please note that some photographs have been digitally enhanced for marketing purposes, including adjustments to lighting and the removal of personal belongings, furniture and other items. Images are for illustrative purposes only.















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!

BUYERS CLUB:

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.

Ground Floor
Approx. 36.3 sq. metres (391.2 sq. feet)

First Floor
Approx. 36.8 sq. metres (396.2 sq. feet)

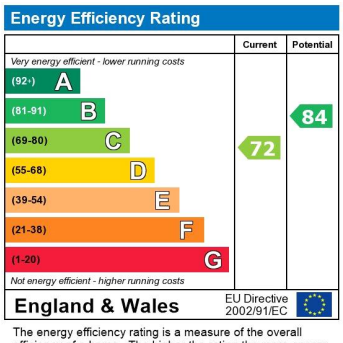
Second Floor
Approx. 37.0 sq. metres (397.8 sq. feet)



Total area: approx. 110.1 sq. metres (1185.2 sq. feet)

This floorplan is for illustrative purposes only and all measurements are approximate





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.