





Pentland Avenue, Clayton, Bradford

OIRO £125,000 Freehold

UNDER OFFER

A well-proportioned two-bedroom terraced home, ideal for first-time buyers or investors. Featuring a spacious living room with patio doors, fitted kitchen, two bedrooms with storage and a family bathroom. Benefits include front and rear gardens with a paved seating area.

Early Viewing Advised | Enclosed Rear Garden | Ideal for First Time Buyers | Ideal for Investors | Neutral Decor Throughout | No Chain | Spacious Throughout | Two Bedroom Mid Terrace |

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This two-bedroom terraced property offers well-proportioned accommodation throughout and presents an excellent opportunity for first-time buyers, investors or those looking for a comfortable home. With a practical layout, generous living spaces and both front and rear gardens, the property offers plenty of appeal.

The ground floor comprises a spacious living room with neutral décor and patio doors opening onto the rear garden, allowing an abundance of natural light to fill the room. The fitted kitchen offers a range of wall and base units, ample worktop space and a stainless steel sink. A useful entrance porch provides additional practical space.

To the first floor are two well-proportioned bedrooms, both offering space for bedroom furniture and benefiting from fitted storage. The family bathroom is fitted with a three-piece suite comprising a bath, wash hand basin and WC.

Externally, the property benefits from a garden area to the front and an enclosed rear garden, mainly laid to lawn with a paved seating area and established trees, creating a pleasant outdoor space to enjoy.

Council Tax Band: 10 (Bradford Metropolitan District Council)
Tenure: Freehold
Parking options: On Street
Garden details: Enclosed Garden, Front Garden, Rear Garden

Entrance hall

The entrance porch provides a useful space with access to the property, featuring grey carpet, glazed doors allowing natural light to enter and housing for the boiler.

Kitchen

The fitted kitchen features a range of white wall and base units with contrasting worktops, tiled splashbacks and a stainless steel sink with drainer. A large window allows plenty of natural light to fill the room, creating a bright and welcoming space. Finished with dark tiled flooring, the kitchen offers practical storage and ample workspace for everyday use.

Living room

The spacious living room offers a bright and versatile living space, featuring neutral decor and grey carpeting throughout. Patio doors allow plenty of natural light to enter and provide direct access to the rear garden. With ample room for lounge furniture, this generously sized room provides a comfortable setting for relaxing and entertaining.

Bedroom 1

Bedroom one is a spacious double bedroom featuring neutral decor and grey carpeting. A large window allows plenty of natural light to fill the room, whilst fitted wardrobes provide useful storage. The room offers ample space for additional bedroom furniture, creating a comfortable and practical space.

Bathroom

The family bathroom is fitted with a white three-piece suite comprising a panelled bath with shower, pedestal wash hand basin and WC. Featuring tiled walls, contrasting dark tiled flooring and a frosted window allowing natural light whilst maintaining privacy, the bathroom provides a bright and practical space for everyday use.









Bedroom 2

Bedroom two is a well-proportioned bedroom featuring neutral decor and grey carpeting. A window allows natural light into the room, whilst a fitted wardrobe provides a useful storage space. The room offers flexibility for use as a bedroom, guest room or home office.



Outside

Externally, the property benefits from a low-maintenance front garden with established greenery and a paved pathway leading to the entrance porch. To the rear is a generously sized enclosed garden, mainly laid to lawn with a paved patio area, mature trees and fenced boundaries.



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:

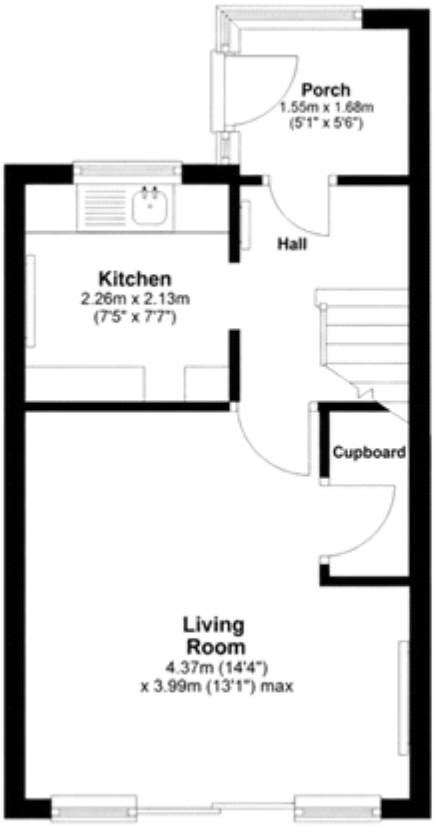
The sales market can be extremely competitive and fast-moving, but we can give buyers who join the Buyers Club exclusive access to Pre-Market Listings. Seize the opportunity and be the first to view our up and coming properties. Members of the Buyers Club stay ahead of the competitive market by viewing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

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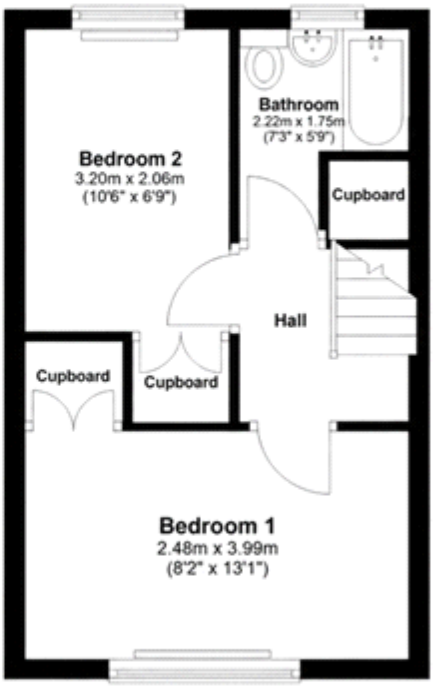
Ground Floor

Approx. 29.6 sq. metres (318.6 sq. feet)



First Floor

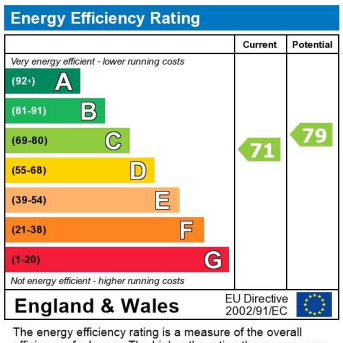
Approx. 26.6 sq. metres (286.2 sq. feet)



Total area: approx. 56.2 sq. metres (604.9 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.