Robert Watts

GETTING WEST YORKSHIRE MOVING



31 Penny Hill Drive, Clayton, Bradford, BD14 6NH

** OFFERED WITH NO CHAIN ** VILLAGE LOCATION ** CUL DE SAC POSITION **

Tucked away is this lovely SEMI DETACHED BUNGALOW briefly comprising: Entrance vestibule, lounge, kitchen, TWO DOUBLE BEDROOMS and modern shower room. Externally, there is an adjacent drive leading to GARAGE and larger than expected gardens to the rear. Situated within the popular village of Clayton, ideal for many local amenities and transport links to the city centre. Viewing is strongly advised.

£185,000

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ENTRANCE HALLWAY
With loft access via a pull down ladder. Part boarded with light

LOUNGE 10'4" x 16'7" (3.15m x 5.05m)
Feature fireplace with gas fire

KITCHEN 10'3" x 6'8" (3.12m x 2.03m)
Fitted kitchen with a selection of wall and base units, worktops, sink and drainer. Plumbing for washer. Integrated oven, hob and extractor

BEDROOM ONE 12'7" x 8'7" (3.84m x 2.62m)

BEDROOM TWO 9' x 8'6" (2.74m x 2.6m)

SHOWER ROOM
Corner cubicle. Vanity style sink and W.C

OUTSIDE
Gardens to the front, driveway to side leading to a detached garage. Lawned gardens to the rear

BUYER DISCLAIMER
Please note if you proceed with an offer on this property, we are obliged to undertake mandatory Anti Money Laundering checks on behalf of HMRC. All estate agents have to do this by law and we outsource this process to our compliance partners Credas who charge a fee for this service. Please note this is not refundable.

The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance you should obtain independent verification, or we will be pleased to check them for you. These sales particulars do not constitute a contract or part of a contract.







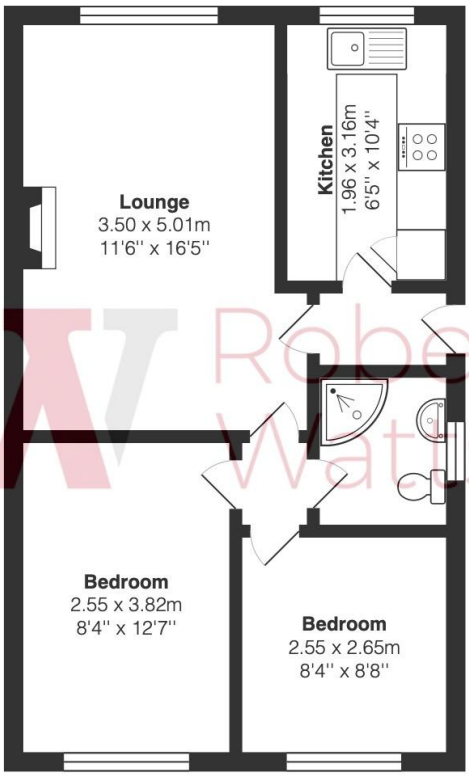








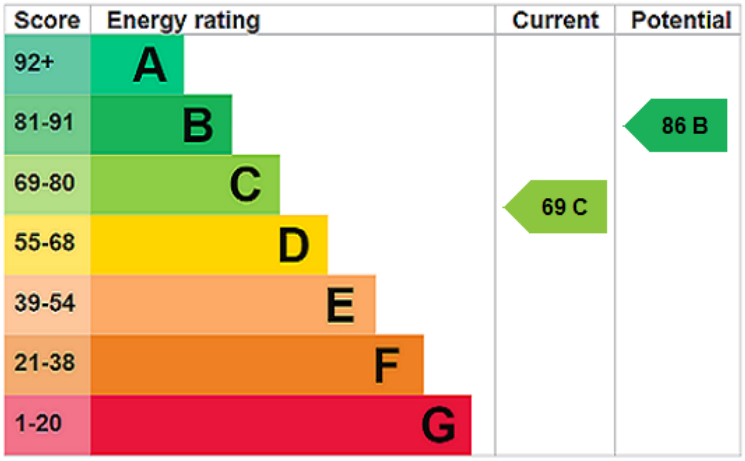




Ground Floor

Total Area: 47.0 m² ... 506 ft²

All measurements are approximate and for display purposes only



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