





Pentland Avenue, Clayton, Bradford

OIRO £175,000 Freehold

Offering fantastic potential, this three-bedroom end-terrace property is ideal for buyers looking to modernise and make their own. Boasting spacious living accommodation, a conservatory, front and rear gardens, driveway and garage, this home offers an exciting opportunity.

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Offered with fantastic potential, this three-bedroom end-terrace property presents an exciting opportunity for buyers looking to put their own stamp on a home.
Whilst in need of modernisation throughout, the property offers generous living accommodation and the opportunity to transform it into something truly special.
The ground floor boasts a spacious lounge and dining area, providing an ideal space for both relaxing and entertaining, alongside a fitted kitchen and a conservatory overlooking the rear garden.
To the first floor are three bedrooms and a wet room, offering plenty of scope to create a stylish and comfortable family home.
Externally, the property benefits from gardens to the front and rear, along with a driveway and garage, adding further practicality and appeal.
Bursting with potential, this property could be absolutely stunning with the right vision and investment. Whether you're a growing family, a first-time buyer looking for a project or an investor seeking an exciting opportunity, this is a home well worth viewing.

Council Tax Band: B
Tenure: Freehold
Parking options: Driveway, Off Street
Garden details: Front Garden, Rear Garden









Hall
The entrance hall provides access to the ground floor accommodation, with a staircase leading to the first floor. Featuring wood-panelled walls, patterned carpeting, a central heating radiator and useful wall shelving, this space offers plenty of potential to be transformed into a bright and welcoming entrance with modernisation.

Living room
A generously proportioned, open-plan living and dining room offering fantastic potential to create a stunning family living space. The living area features a large front facing window allowing plenty of natural light, a feature fireplace, central heating radiator and ample space for a range of seating arrangements. Flowing seamlessly into the dining area, there is plenty of room for a family dining table, with sliding patio doors opening into the conservatory.

Kitchen
A fitted kitchen featuring a range of wall and base units with complementary work surfaces and tiled splashbacks. Incorporating a stainless steal gas hob with oven beneath, inset sink with drainer, plumbing for a washing machine and additional space for appliances. Further benefiting from wood -effect flooring, a ceiling light and windows allowing natural light to pass through. A door also provides access to the conservatory. Whilst functional this kitchen offers fantastic potential for modernisation, with scope to create a stylish and contemporary space.

Conservatory
A spacious a light-filled conservatory offering a lovely additional reception area, with large windows overlooking the rear garden and allowing for an abundance of natural light to flood the room.

Bedroom 1
A generously proportioned double bedroom benefitting from a

large front-facing window, allowing plenty of a natural light to fill the room. Featuring fitted wardrobes providing excellent storage space, a central heating radiator, carpeted flooring and decorative ceiling coving. Offering ample room for a double bed and additional bedroom furniture, this bright and spacious room presents fantastic potential to create a stylish and comfortable master bedroom with some modernisation.



Bedroom 2

A well-proportioned second bedroom benefiting from a large rear-facing window, allowing plenty of natural light to fill the room. Featuring carpeted flooring, a central heating radiator and ample space for a bed and additional bedroom furniture. Currently finished with a range of freestanding drawers providing useful storage, this bright and versatile room offers excellent potential for modernisation to create a stylish and comfortable bedroom.



Shower Room

A spacious and practical wet room featuring a walk-in shower area with wall-mounted shower fittings, a pedestal hand wash basin and low-level WC. Benefitting from marble-effect wall panelling, a wall-mounted grab rail and shower seat for added convenience. A large frosted window provides natural light and privacy. Whilst functional, the wet room offers excellent potential for modernisation to create a stylish and contemporary shower room or bathroom.

Bedroom 3

A good-sized single bedroom benefiting from a rear-facing window, allowing plenty of natural light to fill the room. Featuring carpeted flooring, a central heating radiator and fitted shelving providing useful storage space. Currently accommodating a single bed and additional bedroom furniture, this versatile room offers excellent potential for modernisation and would make an ideal child's bedroom, guest room or home office.



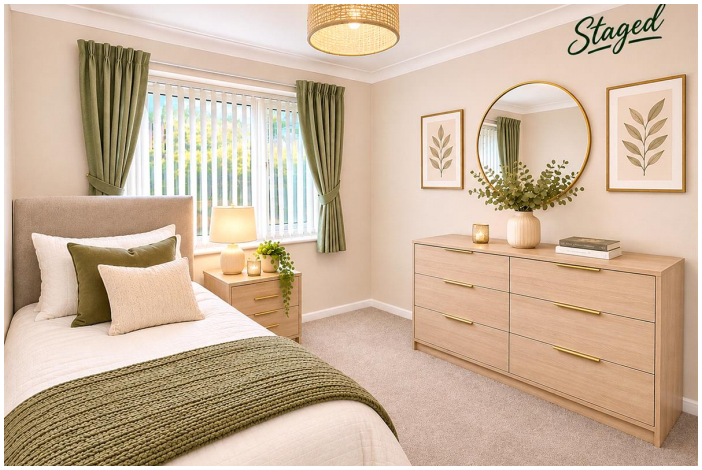
Outside

To the front, the property benefits from a generous lawned garden with established shrubs and planed borders, together with a driveway providing off-road parking and leading to the detached garage.
To the rear is an enclosed garden, predominantly laid to lawn with paved pathways, fenced boundaries and a selection of planted borders. The garden also benefits from access to the conservatory and a paved area leading to the garage.

Disclaimer

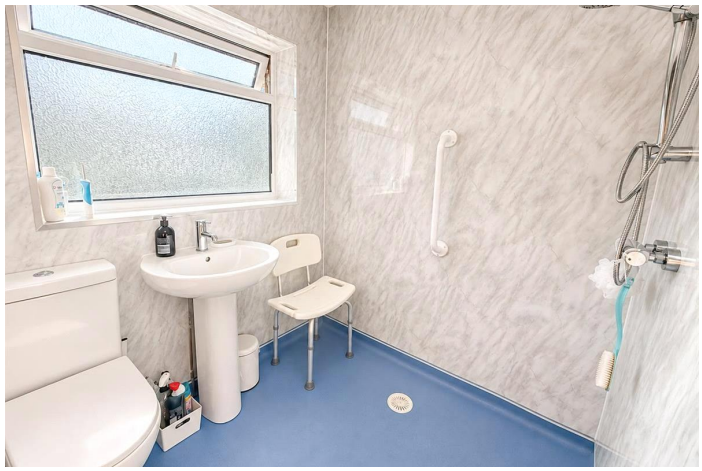
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Staged




Staged




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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.

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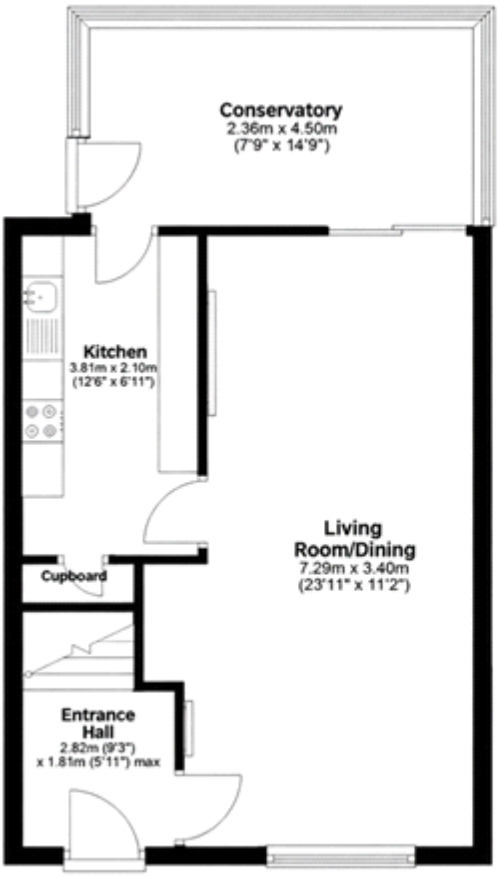
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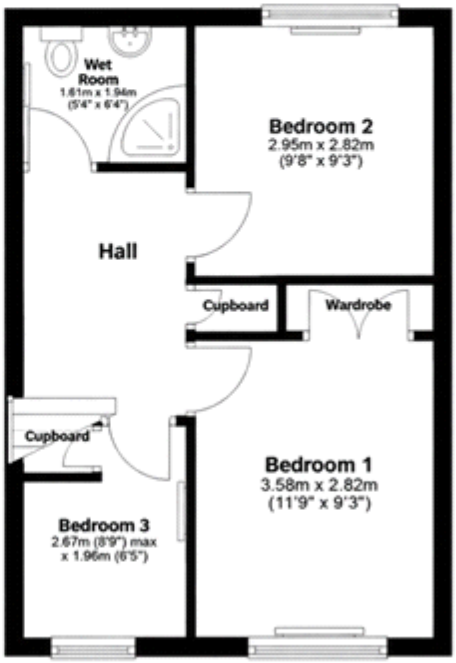
Ground Floor

Approx. 49.8 sq. metres (536.2 sq. feet)



First Floor

Approx. 35.5 sq. metres (381.7 sq. feet)



Total area: approx. 85.3 sq. metres (917.9 sq. feet)

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



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.