



***SORRY I'M SOLD!***



**Penfield Grove, Clayton, Bradford, BD14 6LJ**

**• End Town House • Three Bedrooms • Gardens, Driveway & Garage •**

**EPC: D**

**Asking Price £134,745**



### Directions

From our office on Thornton Road head to the lights at Four lane ends and turn left onto Cemetery Road. At the next main traffic lights turn right onto Clayton road, continue and turn left onto Pasture Lane. Continue and turn right onto Pentland Avenue then take a right onto Penfield Grove.

### Description

DINSDALES ESTATES PRESENTS THIS GOOD SIZED END TOWN HOUSE IN THE VILLAGE OF CLAYTON. Briefly comprising of an entrance porch, a good sized through lounge, a kitchen, three bedrooms and a bathroom. Having gas central heating, and double glazing. Externally the property has a private parking bay and a single garage. An open aspect lawned garden to the front and a fenced enclosed lawn/patio garden to the rear. Currently tenanted & can be sold vacant and chain free with the correct notice period. Energy Rating D.

### Information for Potential Buyers

As a buyer you will need to take into consideration that Stamp Duty maybe payable by you on any property purchase. If unsure please call our office for further details.

### Entrance Porch 7' 5" x 4' 2" (2.268m x 1.260m)

Upvc front entrance porch with tiled flooring.

### Entrance Hall 0' 0" x 0' 0" (0m x 0m)

Laminate style flooring, radiator, a wall light, telephone socket and the stairs to the first floor.

### Lounge and Dining Area 24' 01" x 11' 01" (7.34m x 3.38m)

A double glazed window, two radiators, laminate style flooring, patio doors, a feature fire place, a dado rail and two ceiling lights.

### Kitchen 10' 00" x 6' 09" (3.05m x 1.83m)

A range of wall and base units, work surfaces, a white sink, partly tiled walls, a gas connection for a freestanding cooker, plumbing for a washing machine, a pantry cupboard and rear stable style door and side windows.

### Landing

A dado rail, double glazed window and a built in cupboard housing the pro logic combination boiler.

### Bedroom One 9' 02" x 10' 03" (2.79m x 3.12m)

A front facing bedroom with a double glazed window, radiator and fitted storage.

### Bedroom Two 11' 06" x 9' 02" (3.51m x 2.79m)

A rear facing bedroom with a double glazed window, radiator and fitted storage.

### Bedroom Three 8' 06" x 6' 05" (2.59m x 1.96m)

A double glazed window, radiator, laminate style flooring and the stair hub.

### Bathroom

A grey three piece suite comprising of a low flush toilet, hand wash basin, and a bath with thermo bar shower, shower curtain and rail. Fully tiled walls, a radiator, a double glazed window, tile effect flooring and an electric expel air fan.

### Exterior

A lawned open aspect garden to the front with a fenced lawned garden with a patio to the rear. There is also a tarmac private parking area and a single garage.

### Utilities / Services

Gas, Water, Electricity and Drainage. Green / Grey Bin Collection is fortnightly on a Tuesday. According to their websites both Sky and Virgin Media are available in this area.

### Local Authority

Bradford Council Tax Band B £1382.55 Approx for 2021/2022

### Free Market Appraisal

If you are considering selling or letting your property we offer a no obligation market appraisal and would be pleased to discuss your individual requirements. For further information please call a member of our Dinsdales Team 01274 498855.

### Mortgage Advice and Insurance

Dinsdales Estates Sales, Lettings and Property Management are keen to stress the importance of seeking independent mortgage advice. This can be arranged through a panel of experienced advisers. Dinsdales can introduce this service and could receive a referral fee from CS Mortgage Solutions.

### Consumer Protection

We are providing these details in good faith, to the best of our ability, in obtaining as much information as is necessary for our buyers/tenants, to make a decision whether or not they wish to proceed in obtaining this property under the consumer protection regulations. Upon request we can provide you with an electronic copy of the Property Information Questionnaire (if available). We are covered by Client Money Protection through Propertymark and are members of The Property Ombudsman and Safe Agent.

**[www.dinsdalesestates.co.uk](http://www.dinsdalesestates.co.uk)**

**Dinsdales Estates**

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