



19 Penfield Grove, Clayton, Bradford, BD14 6LJ

**** SIMPLY MUST BE VIEWED ** EXCELLENT FIRST TIME PURCHASE/YOUNG FAMILY HOME **** Situated within this sought after location and within close proximity of all Clayton Village amenities. This INNER TOWN HOUSE is well presented throughout and briefly comprises: Entrance porch/utility area leading through to hallway, Good size reception room and kitchen. TWO DOUDLE BEDROOMS and family bathroom to the first floor. Benefitting further from GCH and LED lighting throughout, driveway to the front allowing parking for several cars PLUS GARAGE (within a block) and good size gardens to the rear.

£145,000

T 01274 601119 **E** wibsey@robertwatts.co.uk **W** robertwatts.co.uk
Wibsey Office: 140 High Street, Wibsey, BD6 1JZ

f RWEstateAgents **T** @robertwatts_

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ENTRANCE PORCH / UTILITY AREA

Power and light, space for dryer

KITCHEN 6'8" x 6'5" (2.03m x 1.96m)

Selection of wall and base units. Worktops, sink and drainer. Splash back tiled walls, plumbing for washer and freestanding cooker

LOUNGE 14'4" x 12'9" max (4.37m x 3.89m max)

Lovely size reception room with patio doors leading to rear garden and large understair store cupboard

LANDING

Loft access

BEDROOM ONE 12'6" x 11' max (3.8m x 3.35m max)

Laminate flooring

BEDROOM TWO 11' x 6'6" (3.35m x 1.98m)

Built in cupboard

BATHROOM

Modern bathroom suite with shower over bath and scree. Vanity sink unit and W.C. Large over stair cupboard and dual lighting

OUTSIDE

Driveway to the front allowing parking for several cars plus garage in block. Good size garden to rear mainly laid to lawn and seating area

FURTHER INFORMATION

Council Tax - Band B

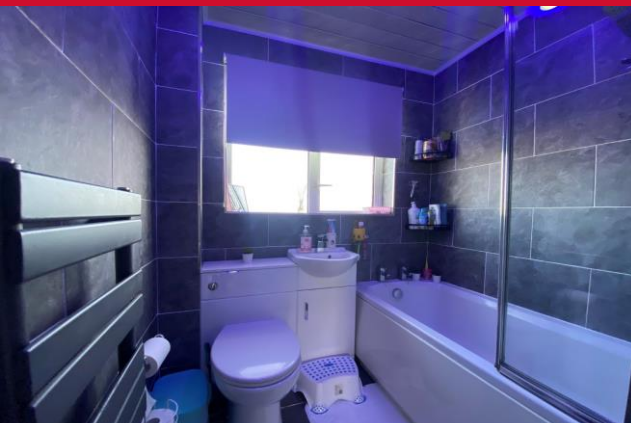
Tenure - Freehold

MORTGAGES

We recommend The Mortgage Maestro, who are whole of market mortgage brokers. They have exclusive rates that are not available on the high street. Ben is on hand to discuss all of your mortgage needs. If you would like to arrange an appointment, contact us today.

Your home may be repossessed if you do not keep up to repayments on your mortgage.

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.





Total area: approx. 88.3 sq. metres (950.1 sq. feet)

Please Note: This plan is for general layout guidance only and not to be relied upon for measurements.
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		90
(81-91) B		
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

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