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16 Tenter Hill

- MODERN END TOWNHOUSE
- FOUR DOUBLE BEDROOMS
- TWO BATHROOMS
- GROUND FLOOR WC

£220,000

EPC Rating '74'





Property Description

**** MODERN THREE STOREY END-TOWNHOUSE****
FOUR DOUBLE BEDROOMS ** TWO BATHROOMS **
GARAGE AND PARKING FOR SEVERAL CARS **
Located in a backwater position in Clayton Village, is this impressive family home offering well maintained and superbly presented accommodation set across three floors. This ideal family home boasts four double bedrooms and two bathrooms, plus a ground floor WC, along with gardens to the side and rear, a single detached garage, alarm system and an additional piece of land offering further parking. Located in a great position, tucked away from main roads, yet only a few minutes walk to local shops, park, pubs, doctors, schools etc. Briefly comprising of: Entrance Hall, Lounge, Dining Kitchen, WC, First Floor - two Bedrooms & Bathroom, Second Floor - two Bedrooms & Bathrooms. Arrange your viewing ASAP.

ENTRANCE HALL

A composite entrance door leads into a hallway with stairs off to the first floor and a door to the lounge. Alarm control panel.



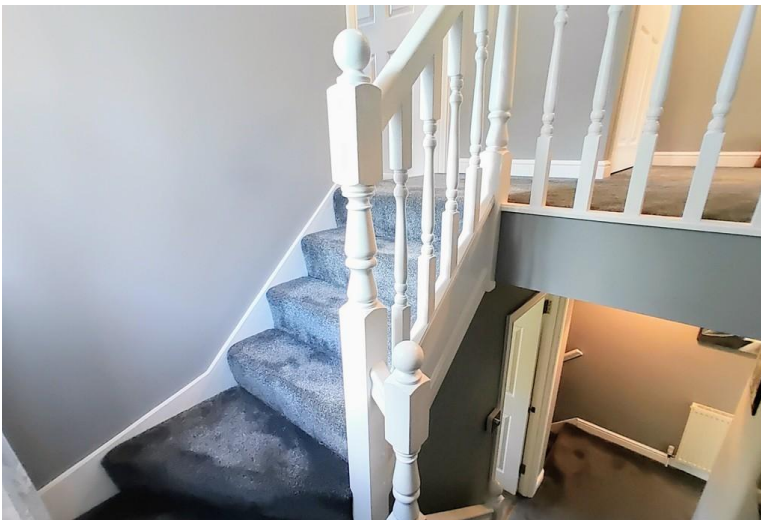


LOUNGE

16' 3" x 12' 6" narrowing to 9' 4" (4.95m x 3.81m)
Window to the front elevation, laminate flooring and a modern fireplace with marble inlay and an inset living flame gas fire with polished chrome trim.
Window to the front elevation and a useful under-stairs storage cupboard.

DINING KITCHEN

14' 0" x 12' 6" Max. (4.27m x 3.81m) Designated kitchen and dining area with a tiled floor throughout.. The kitchen comprises of a range of fitted base and wall units, laminated working surfaces and complimentary splashback tiling. Integrated appliances include a fridge-freezer, electric oven, gas hob and a chimney style extractor, along with a one and a half bowl stainless steel sink and drainer with mixer tap. Window and door to the rear garden. The central heating boiler is under three years old and still under guarantee.



WC

Ground floor cloakroom with a pedestal washbasin and pushbutton WC. Central heating radiator, tiled floor and a window to the side elevation.

FIRST FLOOR

An 'L' shape landing gives access to two double bedrooms, bathroom and a further staircase to the second floor. Central heating radiator.



BEDROOM ONE

12' 7" x 12' 6" (3.84m x 3.81m) Two windows to the front elevation, store cupboard and a central heating radiator.

BEDROOM TWO

12' 7" x 8' 5" (3.84m x 2.57m) Window to the rear elevation, laminate flooring and a central heating radiator. Currently used as a dressing room.

BATHROOM

9' 2" x 5' 3" (2.79m x 1.6m) Three piece white suite comprising of a panelled bath with shower tap attachment, pedestal washbasin and a push-button WC. Tiled floor and part tiled walls, extractor fan and a window to the side elevation.



SECOND FLOOR LANDING

Open spindle balustrade, window to the side elevation and a useful storage cupboard.

BEDROOM THREE

12' 7" x 8' 5" (3.84m x 2.57m) Window and a Velux window to the rear elevation and a central heating radiator. Currently used as a home office.



BEDROOM FOUR

12' 7" x 8' 7" (3.84m x 2.62m) Window to the front elevation and a central heating radiator.

BATHROOM

8' 9" x 5' 1" (2.67m x 1.55m) Three piece white suite comprising of a panelled bath with shower tap attachment, pedestal washbasin and a push-button WC. Laminate flooring and part tiled walls, extractor fan and a window to the side elevation.

EXTERNAL

To the front of the property is a low maintenance open plan gravel area, and opposite the house is a detached single garage with parking space. To the side is a lawned area and garden path with secure locking gate that leads to the rear. The rear garden consists of a paved patio seating area, gravel and artificial grass, along with a summerhouse that has been painted and decorated. Just passed the property is a further gravelled area that could provide additional parking for two cars, or space for another garage, subject to the required consents.

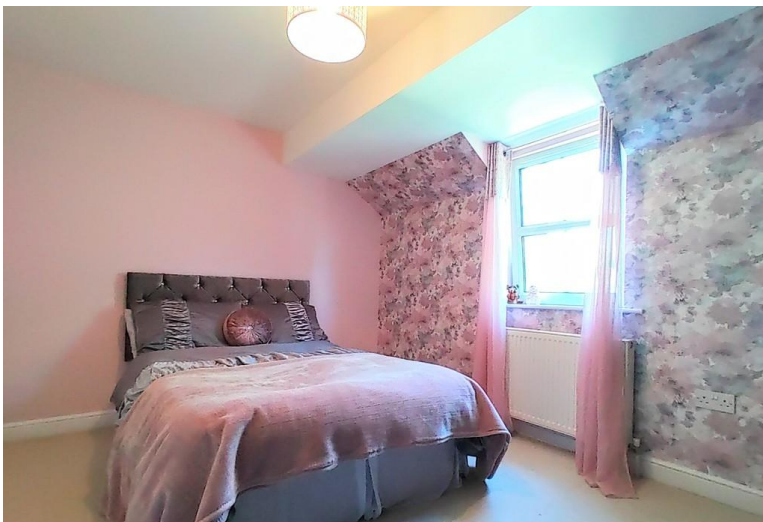
GARAGE

Detached single garage with 'up and over' door.



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.

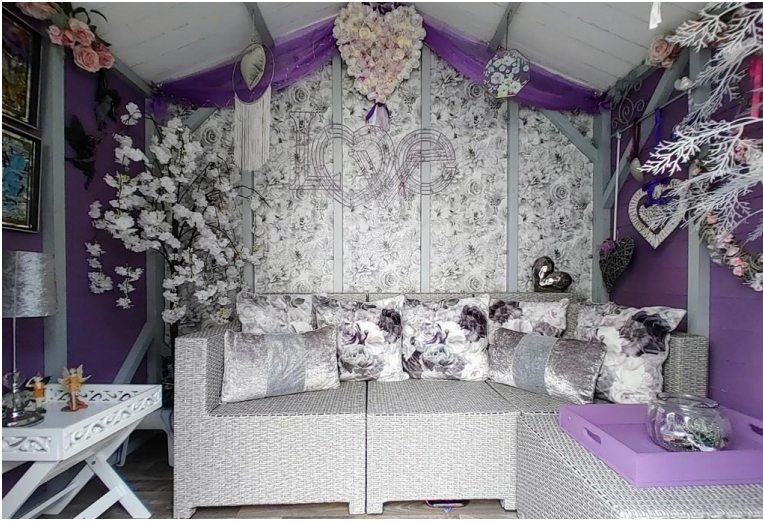


VALUATION: If you are thinking of selling your home, why not contact one of our offices now for a FREE VALUATION strictly without any obligation. Contact us on Bradford (01274) 880019.

MORTGAGES: A full range of mortgage facilities are available subject to status. Our Financial Consultant will be only too happy to discuss with you your individual requirements. Please contact us for FREE & CONFIDENTIAL ADVICE.



RENT-A-HOUSE: Thinking of renting your HOUSE?
FLAT? Contact (01274) 880019 for further details.



16 Yester Hill, Clayton, Bradford, BD14 6BD NOT TO SCALE For layout guidance only



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		
A		
(81-91)		85
B		
(69-80)	74	
C		
(55-68)		
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements