



1 Pentland Avenue, Clayton, Bradford, BD14 6JG

£199,950

- Spacious three-bedroom semi-detached property
- Large driveway providing parking for multiple vehicles
- Generous front and rear gardens
- Potential to extend STPP

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Three-Bedroom Semi-Detached Home | Large Driveway | Extension Potential | Popular Clayton Location

Situated in the heart of Clayton, this spacious three-bedroom semi-detached property offers generous living accommodation, excellent off-road parking, front and rear gardens, and exciting potential for future extension, subject to the necessary planning permissions.

With a practical layout and excellent access to local schools, shops, amenities, and commuter routes, the property would make an ideal family home.



Council Tax Band: B



Ground Floor

Entrance Hall

Upon entering the property, you are welcomed into a spacious hallway providing access to the principal living accommodation and staircase to the first floor.

Lounge / Dining Room

The spacious lounge/dining room provides excellent versatility, with ample room for comfortable seating and a dining table. Windows to both the front and rear aspects allow plenty of natural light to flow through the room, creating a bright and welcoming living environment.

Kitchen

Positioned to the rear of the property, the kitchen overlooks the garden and features a freestanding oven, washing machine, and breakfast bar, providing a practical space for everyday cooking and dining.

There is also potential to extend the kitchen, subject to the necessary planning permissions and consents, offering an exciting opportunity to create a larger modern kitchen/diner.

First Floor

Main Bedroom

A generous main bedroom with ample space for a king-sized bed, dresser, and additional furniture.

Bedroom Two

A well-proportioned second double bedroom capable of accommodating a large double bed and dresser unit, while enjoying views over the rear garden.

Bedroom Three

Currently utilised as a dressing room, this versatile third bedroom can accommodate a bed if required and would also make an ideal home office, nursery, or guest bedroom.

Family Bathroom

A spacious family bathroom comprising a bath with shower over, wash basin, and WC.

Loft access provides useful additional storage space.

Outside

The property benefits from a large driveway providing parking for multiple vehicles, with further potential for a side extension, subject to the necessary planning permissions.

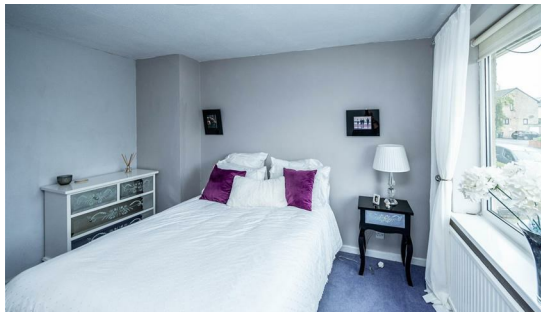
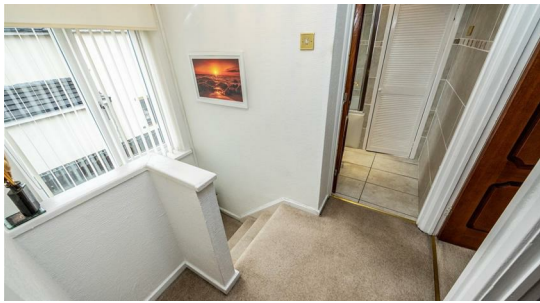
Both the front and rear gardens are generously proportioned, providing excellent outdoor space for families, entertaining, gardening, or simply enjoying the warmer months.

Location

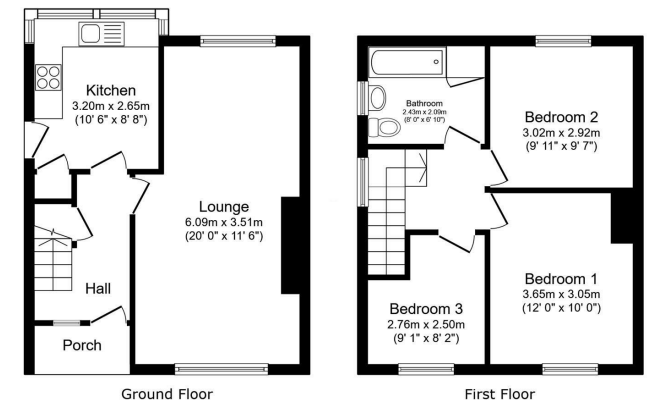
Located in the heart of Clayton, the property is ideally positioned for access to local schools, shops, amenities, and transport links. Its convenient location also provides excellent commuter access to surrounding areas, making it an attractive option for families and professionals alike.

Agent Notes & Disclaimer

The information provided on this property does not constitute or form part of an offer or contract, nor maybe it be regarded as representation. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.







Total floor area: 78.0 sq.m. (840 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.co

