



17 Hughendon Drive, Thornton, BD13 3AU

£215,000

- LINK DETACHED BUNGALOW
- ** CHAIN FREE **
- GARDENS TO FRONT & REAR
- DRIVEWAY PARKING
- VIEWING HIGHLY RECOMENDED
- CUL DE SAC POSITION
- TWO BEDROOMS & BATHROOM
- MODERN DINING KITCHEN & LOUNGE
- ATTACHED TANDEM GARAGE
- DOUBLE GLAZING & CENTRAL HEATING

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**** LINK DETACHED BUNGALOW **** with TWO BEDROOMS, tandem GARAGE & GARDENS front & rear. This property offers ground floor living in this **HIGHLY SOUGHT-AFTER LOCATION** with easy reach of Thornton Village, plus a handy pathway at the bottom of the cul-de-sac leading out onto Thornton Road with access to bus stops and a local shop. Having gas central heating & UPVC double glazing, briefly comprising; L shape entrance hall, lounge, kitchen, two bedrooms & bathroom. **BOOK A VIEWING TODAY!!**



Council Tax Band: C



ENTRANCE HALL

Side entrance door into L shaped entrance hall with double storage cupboard and matching over head cupboard, access to the loft. All rooms are accessed via the entrance hall.

LOUNGE

14'8 x 11'11

Feature fire surround in white with marble inlay & plinth, T.V & telephone points, UPVC bay window to front, two central heating radiators.

DINING KITCHEN

9'0 x 10'11

Fitted with a range of white modern base and wall units with contrasting work surfaces and complimentary splashback tiling, fitted electric oven with stainless steel four ring gas hob and chimney style extractor above, stainless steel sink unit with mixer tap, plumbed for automatic washing machine, radiator, UPVC window to the rear.

BEDROOM ONE

12'0 x 10'11

Central heating radiator, UPVC window to the rear.

BEDROOM TWO

9'10 x 6'11

Central heating radiator, UPVC bay window to the front.

BATHROOM

6'5 x 5'5

Modern white three piece suite comprising pedestal hand basin, W.C and panelled bath with electric shower above and glazed shower screen, part tiled splashbacks, central heating radiator, UPVC window to the side.

EXTERIOR

Lawn with floral borders to the front. Paved driveway leading to attached tandem garage with potential to covert into further accommodation subject to planning consent. Enclosed rear garden with lawn, paved patio seating area and mature hedge boundaries.







Directions

Viewings

Viewings by arrangement only.
Call 01274884040 to make an appointment.

EPC Rating:

D

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			84
(69-80) C		65	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC 	