



49 Oakhall Park, Thornton, Bradford, BD13 3QW

£199,950

- POPULAR RESIDENTIAL LOCATION
- IDEAL FOR FAMILIES
- ENCLOSED REAR GARDEN
- QUIET CUL-DE-SAC LOCATION
- THREE BEDROOM SEMI-DETACHED HOME
- OFF-STREET PARKING
- MULTIPLE RECEPTION ROOMS
- CLOSE TO ALL LOCAL AMENITIES

49 Oakhall Park, Bradford BD13 3QW

*****POPULAR RESIDENTIAL LOCATION***** Situated close to AN ARRAY OF LOCAL AMENITIES on the outskirts of Thornton Village, BD13 is this BEAUTIFULLY PRESENTED three bedroom semi-detached FAMILY HOME. Within a QUIET CUL-DE-SAC LOCATION, the property is ideally situated withing the CATCHMENT AREA FOR WELL-REGARDED SCHOOLS, within a mile away from LOCAL SHOPS, BARS AND RESTAURANTS within the thriving Thornton Village. With accommodation over two floors, the property briefly comprises an entrance hall, TWO RECEPTION ROOMS, kitchen and DOWNSTAIRS W/C to the first floor, three bedrooms and family bathroom to the first floor and a part boarded loft with a pull down ladder fitted. Externally the the property has GARDENS TO FRONT AND REAR, with addition of OFF-STREET PARKING to rear. Early internal inspections are highly recommended!



Council Tax Band: C



Property Description

*** CHAIN FREE *** POPULAR RESIDENTIAL LOCATION *** Situated close to AN ARRAY OF LOCAL AMENITIES on the outskirts of Thornton Village, BD13 is this BEAUTIFULLY PRESENTED three bedroom semi-detached FAMILY HOME. Within a QUIET CUL-DE-SAC LOCATION, the property is ideally situated withing the CATCHMENT AREA FOR WELL-REGARDED SCHOOLS, within a mile away from LOCAL SHOPS, BARS AND RESTAURANTS within the thriving Thornton Village. With accommodation over two floors, the property briefly comprises an entrance hall, TWO RECEPTION ROOMS, kitchen and DOWNSTAIRS W/C to the first floor, three bedrooms and family bathroom to the first floor and a part boarded loft with a pull down ladder fitted. Externally the the property has GARDENS TO FRONT AND REAR, with addition of OFF-STREET PARKING to rear. Early internal inspections are highly recommended!

Accommodation

Ground Floor

Entrance Hall

With a composite door to front with gas central heating, stairs to first floor and access to the living room.

Living Room

17'1"(into bay) x 12'6"

A generously proportioned living room to the front aspect naturally lit via a double glazed bay window to front, gas central heating radiator, a gas fire with mantle over and access to the dining room.

Downstairs W/C

A downstairs w/c with gas central heating, double glazed window to side and wash hand basin.

Dining Room

8'1" x 8'4"

A second reception room to the rear aspect currently used as a dining room with gas central heating, a uPVC double glazed sliding doors giving access to the rear garden and an open archway to the kitchen.

Kitchen

9'9" x 7'2"

Fully fitted with a mixture of wall and base units, an electric oven with gas hob and extractor fan over, plumbing for washing machine, integral fridge and freezer, a one and a half sink bowl and drainer with a double glazed window to rear and splash back tiles.

First Floor

Landing

A light and airy landing with a double glazed window to side, built in storage cupboard and loft hatch fitted with a pull down ladder leading to a part boarded loft with lighting.

Bedroom One

13'1" x 15'10"

A substantial main double bedroom with two double glazed windows to front, gas central heating radiator and floor to ceiling built in wardrobes.

Bedroom Two

8'10" x 9'4"

A second bedroom to the rear elevation comprising a built in wardrobe, gas central heating and double glazed window to rear.

Bedroom Three

7'2" x 6'2"

A third bedroom, single in size with gas central heating and double glazed window to rear.

Bathroom

A fully tiled bathroom with a white three piece suite consisting of a bath with shower over, a w/c and wash hand basin and gas central heating.

External

The property sits on the corner of a cul-de-sac and offers a garden to the front with a wall border and pathway leading to the front door as well as the side and the rear.

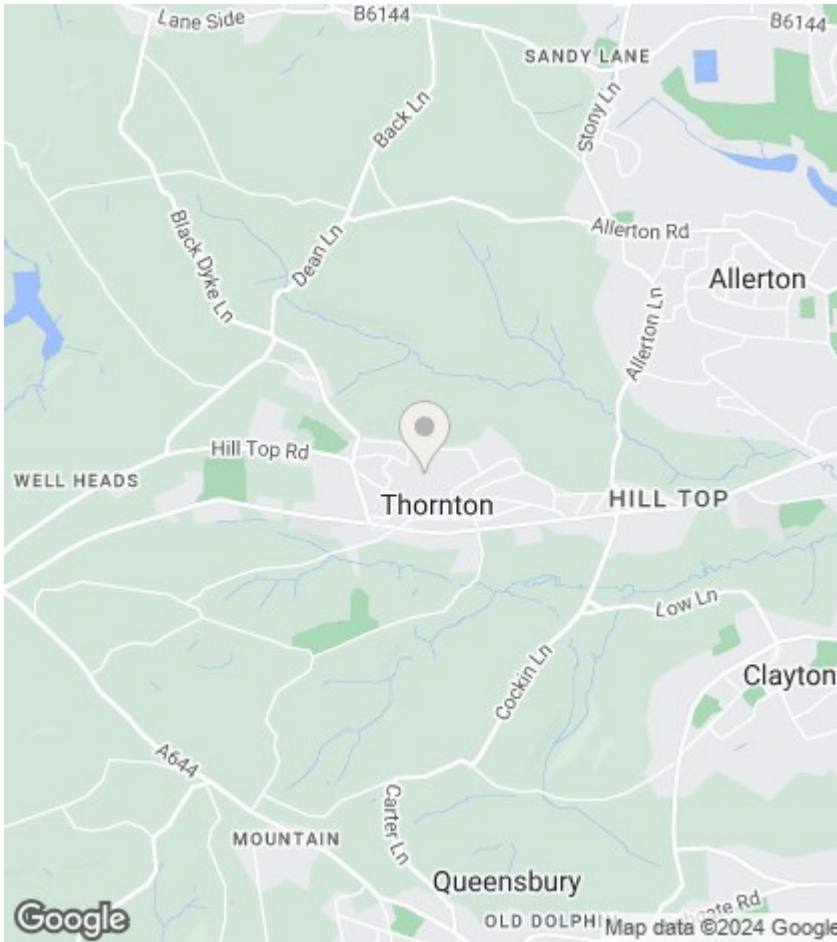
The rear garden is fully enclosed with a fence border, mainly laid to lawn with a patio area and gated access to the driveway to the rear of the garden offering off-street parking for multiple vehicles.

Agents Notes

Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are 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.







Directions

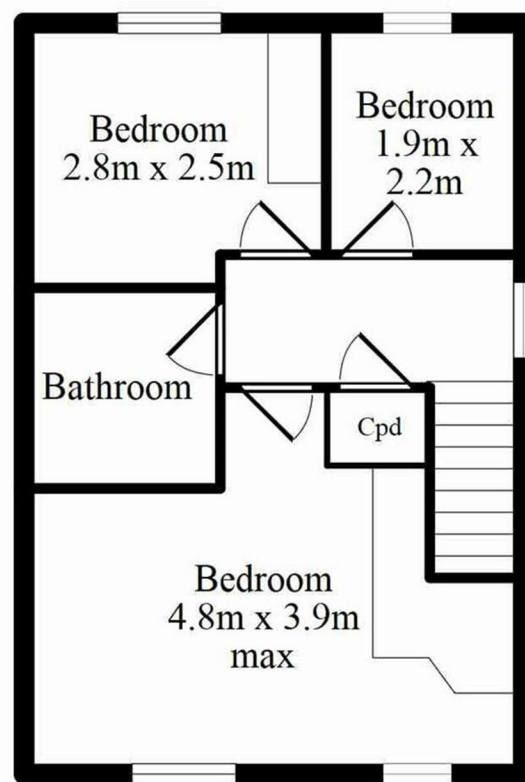
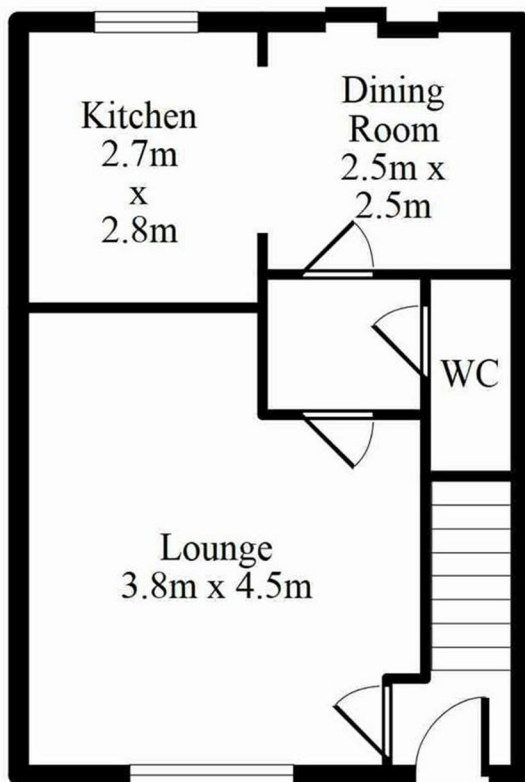
Viewings

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

EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			84
(69-80) C			
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Every attempt has been made to ensure this floor plan is accurate, however their accuracy is not guaranteed. The floorplan is for illustrative purposes and should be used in that context. GFPMS 2023