



## 7 Southlands Grove, Thornton, Bradford, BD13 3BG

£184,950

- TWO BEDROOM SEMI-DETACHED BUNGALOW
- KITCHEN & UTILITY PORCH
- DRIVEWAY PARKING TO THE SIDE
- DOUBLE GLAZING
- \*\* CHAIN FREE \*\*
- LOUNGE & SEPARATE DINING ROOM
- GARDENS FRONT & REAR
- CENTRAL HEATING
- EASY REACH OF LOCAL BUS STOPS & SHOPS
- VIEWING IS A MUST!! CALL BRONTE ESTATES TODAY

# 7 Southlands Grove, Bradford BD13 3BG

Welcome to Southlands Grove, charming TWO BEDROOM, SEMI-DETACHED BUNGALOW that is sure to capture your heart. This delightful property boasts TWO GROUND FLOOR BEDROOMS, perfect for those seeking convenience and ease of access. Situated in a popular residential location with easy reach of bus stops. The property features a spacious reception room, PARKING available to the side of the property so you'll never have to worry about finding a spot for your car. The CHAIN FREE status of this bungalow means you can move hassle-free Don't miss out on the opportunity to make this house your home. Viewing is highly recommended to truly appreciate all that this property has to offer.



Council Tax Band: C



## **ENTRANCE HALL**

Main entrance door, access to the loft.

## **LOUNGE**

15'00 x 10'9

Feature marble effect fire place with matching plinth, living flame gas fire, TV & telephone points, central heating radiator, window to the front.

## **DINING ROOM**

11'2 x 10'9

Central heating radiator, windows to the side & rear.

## **UTILITY PORCH**

Plumbing for a dish washer, external door to the rear.

## **KITCHEN**

9'8 x 8'5

Range of fitted base & wall units, contrasting work surfaces, stainless steel sink & drainer with mixer tap, fitted double oven, door to utility porch.

## **BEDROOM ONE**

12'8 x 11'1

Fitted wardrobes with matching over head cupboards & dressing table, central heating radiator, window to the rear.

## **BEDROOM TWO**

9'00 x 7'8

Central heating radiator, window to the front.

## **BATHROOM**

7'6 x 5'9

Three piece suite comprising; low flush WC, pedestal wash basin, panelled bath, fitted airing cupboard, central heated towel rail, part tiled walls, window to the side.

## **ATTIC ROOM**

16'7 x 18'7

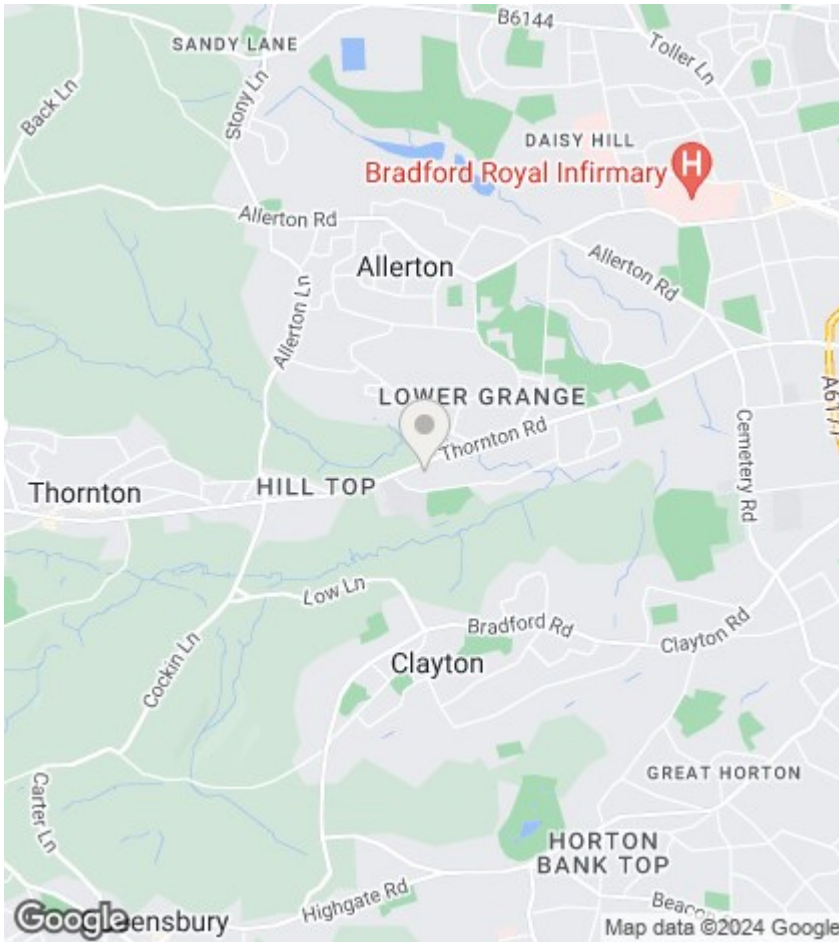
Fixed wooden loft ladder, Velux window.

## **EXTERIOR**

Paved front garden with various flower beds. Driveway to the side leading to a single garage/storage outhouse. To the rear there is a paved garden with raised flower beds & greenhouse.







## Directions

## Viewings

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

## EPC Rating:

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