



20 Thorn Drive, Queensbury, Bradford, BD13 2NX

£295,000

- SPACIOUS DETACHED BUNGALOW
- LARGE CORNER PLOT
- SOME UPDATING REQUIRED
- DESIRABLE POSITION
- UTILITY ROOM
- THREE/FOUR BEDROOMS
- GARAGE CONVERSION
- SOUGHT AFTER ADDRESS
- POTENTIAL TO ADD VALUE
- LARGE REAR GARDEN

20 Thorn Drive, Bradford BD13 2NX

**** SPACIOUS THREE/FOUR BEDROOM DETACHED BUNGALOW ** HIGHLY SOUGHT-AFTER POSITION ** LARGE REAR GARDEN **** This detached bungalow on the desirable Thorn Drive, in the Ambler Thorn area of Queensbury is sure to attract a lot of interest. Although some updating is required, this good-sized property currently offers three double bedrooms, lounge, dining kitchen, utility room and a bathroom. The garage has been partially converted, creating a fourth bedroom with ensuite. Minimal works are required to finish this off. The property sits on one of the largest plots on Thorn Drive and enjoys off-road parking to the front along with a lawned area, and to the rear is a sizeable, enclosed garden offering further potential. This property has been in the same family since it was built in the 1970's and offers scope to improve and add value. A rare opportunity! Arrange your viewing now.



Council Tax Band: D



ENTRANCE VESTIBULE

A small vestibule leads directly into the hallway.

HALLWAY

16'7 x 4'3

Central heating radiator, airing cupboard, access to the loft space and doors off to all rooms.

LOUNGE

17'3 x 13'0

Window to the front elevation, two wall light points, central heating radiator and a living flame gas fire.

DINING KITCHEN

11'9'x 9'8

A bespoke pine handmade kitchen, with a good range of base and wall units, laminate working surfaces and splash-back wall tiling. White ceramic sink & drainer with mixer tap, gas cooker point and a window overlooking the rear garden. Ample space for dining and a central heating radiator.

UTILITY ROOM

8'8 x 8'4

Belfast sink, central heating boiler and a UPVC barn door leading to the rear garden. Access through to the garage conversion.

BEDROOM ONE

11'8 x 11'7

Window to the front elevation and a central heating radiator.

BEDROOM TWO

12'2 x 8'9

Window to the side elevation and a central heating radiator.

BEDROOM THREE

12'0 x 9'9

Window to the rear elevation and a central heating radiator.

BATHROOM

8'7 x 7'2

A fully tiled bathroom comprising of a panelled bath with an electric shower over, pedestal washbasin and a WC. Airing cupboard, window to the rear elevation and a central heating radiator.

POTENTIAL FOURTH BEDROOM

9'3 x 7'9

Previously the garage. Window to the front elevation. Currently used for storage. Some finishing off works required.

POTENTIAL ENSUITE

7'9 x 4'4

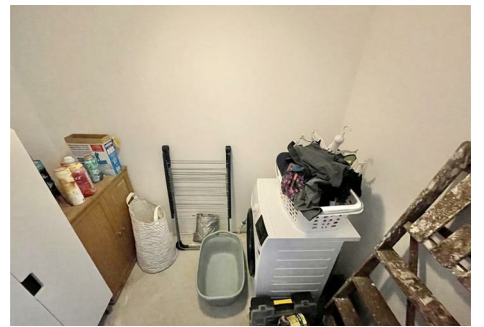
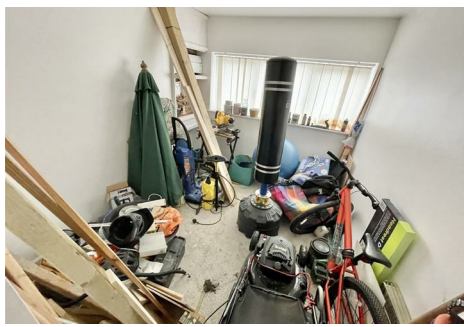
Part of the original garage and currently used for storage. Plumbing for a washing machine.

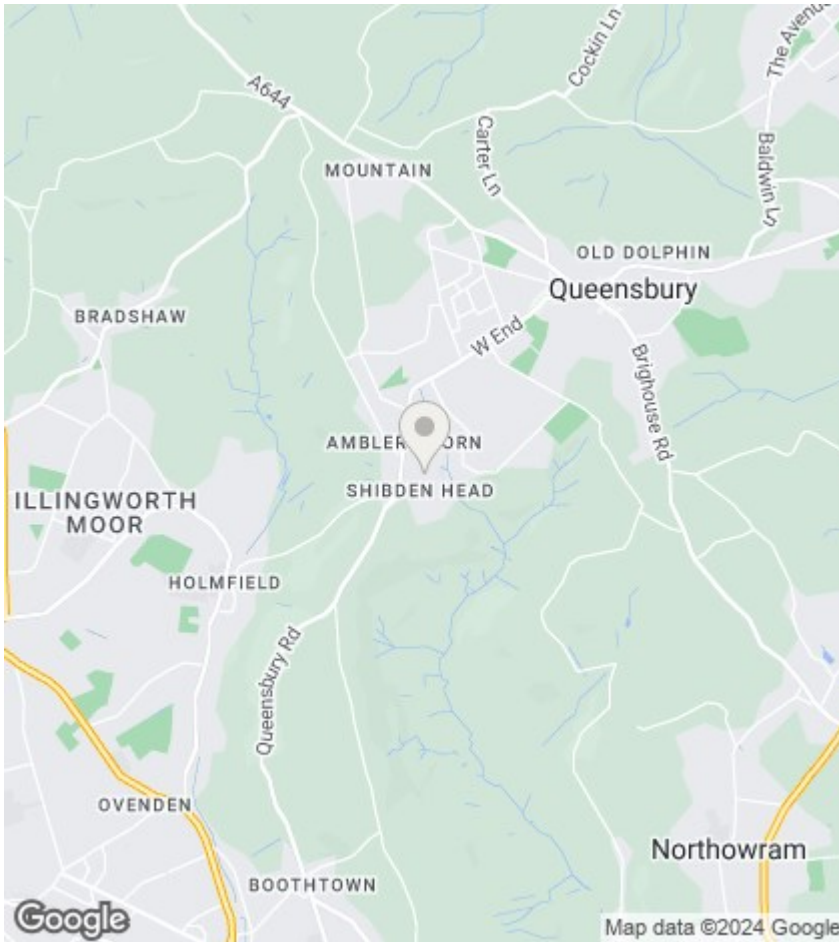
EXTERNAL

To the front of the property is an open-plan driveway providing off-road parking and a lawned garden area with mature trees. A gate to the side of the property leads to the rear garden. To the rear is a large garden, mainly laid to lawn, with paved patio seating areas, flower beds and mature shrubs and trees. The garden is fully enclosed and wraps around the side of the property. There is ample space to extend the property, subject to the new owner obtaining the required planning permissions.

EPC TO FOLLOW







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) A		
(81-91) B		
(69-80) 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	