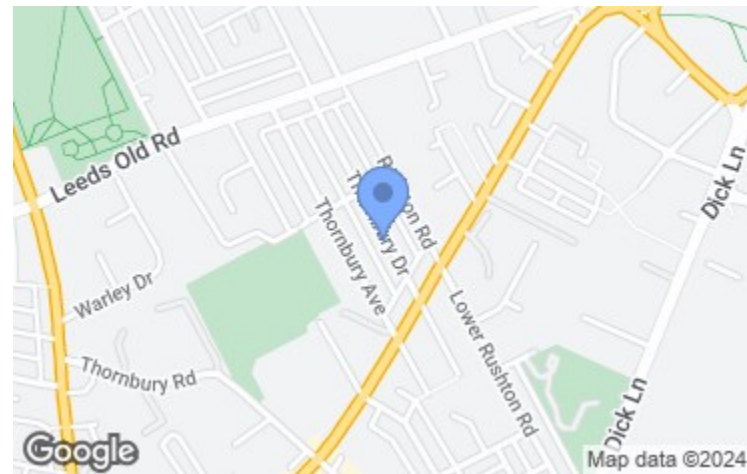




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			78
(55-68) D			
(39-54) E		28	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Viewing arrangements

Strictly by appointment through WW Estates
 01274 627444
 sales@wwestateagents.com

Directions

see mapping



Thornbury Drive, Bradford, BD3 8JE
Offers In The Region Of £145,000

359 - 361 Idle Road, Bolton Junction, Bradford, BD2 2AH | 01274 627444 | sales@wwestateagents.com | www.wwestateagents.com

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



Thornbury Drive, Bradford, BD3 8JE

 2  4  1

**** TERRACED PROPERTY ** 4 DOUBLE BEDROOMS ** 2 RECEPTION ROOMS ** MODERN KITCHEN & BATHROOM ** VERY WELL PRESENTED ** CLOSE TO LOCAL AMENITIES ****

This is a very well presented 4 bedroom through terrace which has been extended to include 2 reception rooms and located just a short walk from many local amenities.

The property comprises:- Access is through a timber door into the entrance porch, followed by a uPVC door which leads into the front living room.

The living room has a feature, living flame gas fire, complete with hearth and surround, a lovely Bay window allowing the natural light to flow and is finished with laminate flooring. From here you can access the second living room. This room has a gas fire with surround, uPVC window to the rear elevation, a useful storage cupboard and is finished with laminate flooring. From here you can access the kitchen.

The kitchen is fitted with a range of wall and base units in Beech with contrasting dark worktops and



complementary splash back tiling. There is a stainless steel sink with mixer tap, plumbing for a washing machine, space for a cooker with extractor over, the C/H boiler, an exit door to the rear garden and is finished with tiled flooring.

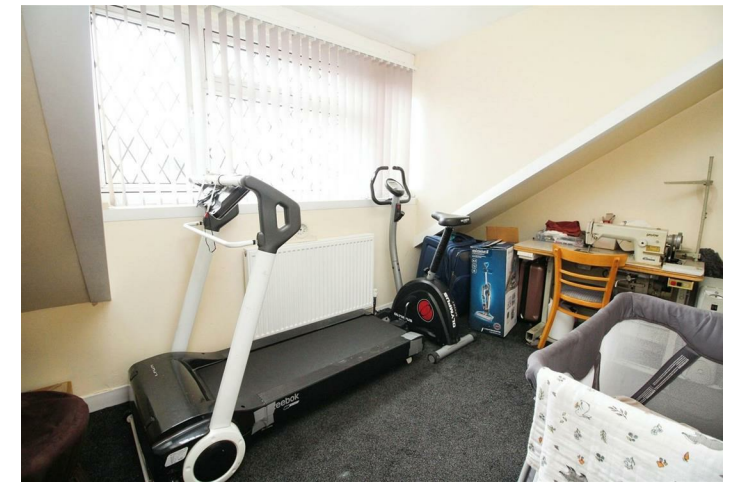
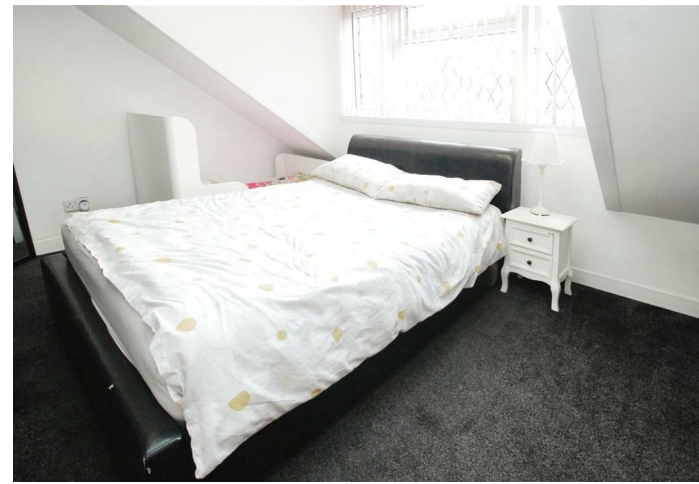
Upstairs on the first floor you will find two double bedrooms and the family bathroom.

The bathroom comprises:- 3 piece suite in white, including panelled bath, vanity sink unit and low flush WC. There is a radiator, floor to ceiling wall tiling and finished with cushion flooring.

On the second floor you will find two further double bedrooms, both having a Dorma.

Outside there is a small garden to the front with privet stone walling and to the rear there is a low maintenance garden, enclosed with stone walls and a gate.

DEMAND IS SURE TO BE HIGH ON THIS PROPERTY SO BOOK YOUR VIEWING EARLY TO AVOID DISAPOINTMENT!!



Train
your text here



Primary School
your text here



Secondary School
your text here

Fixtures & fittings

This is a very well presented 4 double bedroom terraced property with 2 reception rooms, handily located to a wealth of local amenities.

Rating authority
Borough Council Tax Band A

Services

INDEPENDENT MORTGAGE & FINANCIAL ADVICE AVAILABLE. HOME MOVERS - FIRST-TIME BUYER - RE-MORTGAGES ETC. WW Estates introduce to Mortgage Source Ltd, who are authorised and regulated by the Financial conduct Authority.

Tenure
Freehold