



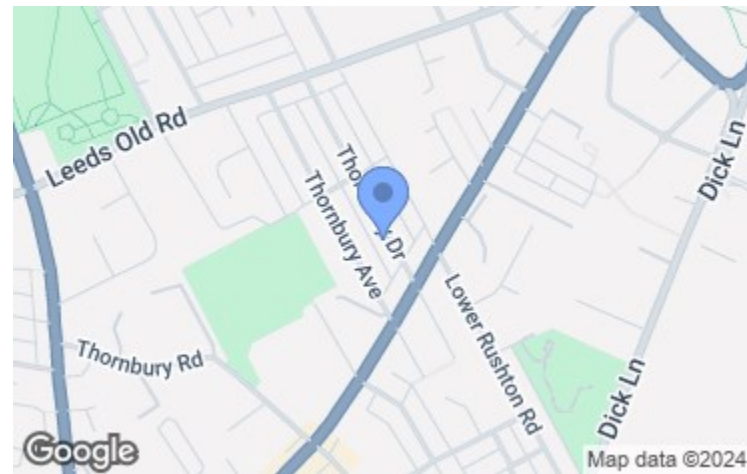
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>84</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>65</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		

**Viewing arrangements**

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



**Directions**

See Mapping.



**Thornbury Drive, Bradford, BD3 8JE**  
**Offers Over £160,000**

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



**\*\* 4 DOUBLE BEDROOMS \*\* EXTENDED \*\* 2 RECEPTION ROOMS \*\* VERY WELL PRESENTED \*\* POPULAR LOCATION \*\* GOOD STORAGE CELLAR \*\* MODERN KITCHEN & BATHROOM \*\* GUEST WC \*\* CLOSE TO GOOD SCHOOLS & LOCAL AMENITIES \*\***

This is a well presented 4 bedroom extended terrace with 2 reception rooms, located just a short walk from many local amenities.

The property comprises:- Access through a uPVC door into the storm porch, followed by a uPVC door which leads into the entrance hallway with doors leading to the two reception rooms. The front living room has a lovely Bay window allowing the natural light to flow, a feature papered wall and is finished with laminate flooring. The second living room has modern, stylish decor, cornice ceiling and double patio doors leading to the extension which is laid out as the kitchen/diner and is finished with laminate flooring. Access to a great storage cellar.

The extended kitchen is fitted with a range of wall and base units in gloss white with brushed chrome handles, matching worktops and splash back tiling.

There is a fabulous sky light filling the room with an abundance of natural light, stainless steel sink with mixer tap, Plumbing for a washing machine, Brushed chrome range cooker with extractor over, the C/H boiler, a white ladder towel rail, access to the the ground floor WC an exit door to the rear garden and is finished with tiled flooring.

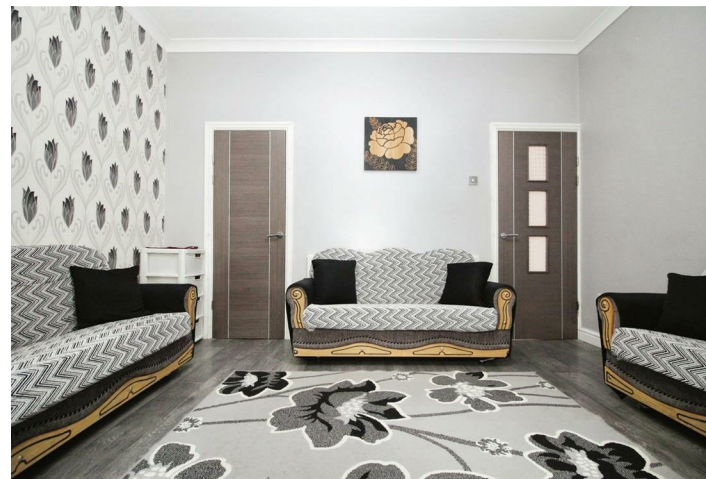
Upstairs on the first floor you will find two double bedrooms and the family bathroom.

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 low 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!!**



**Train**  
your text here



**Primary School**  
your text here



**Secondary School**  
your text here

### Fixtures & fittings

This is a well presented 4 double bedroom extended through terraced, having 2 reception rooms, handily located to a wealth of local amenities.

**Rating authority**  
Borough Council Tax Band A

### Services

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**Tenure**  
Freehold