



**Sandmoor Close, Thornton, Bradford, BD13 3HU**

- **Detached Bungalow ● Two Bedrooms ● Open Plan Aspect ●**
- **Gardens, Driveway & Detached Garage ●**
- **FREEHOLD | COUNCIL TAX BAND: D | EPC:C**
- **Priced at £239,500**

### **Directions**

From our office go up Thornton Road and at the traffic lights go straight ahead. At the double mini roundabouts go straight ahead staying on Thornton Road. Take your third right onto Spring Head Road. Then take your second left onto Bronte Old Road and follow onto Market Street. Take your first right onto Corrie Street, then right again onto Sandmoor Close. The property is located at the top of the street on your right.

### **Description**

DINSDALES ESTATES PRESENTS THIS DETACHED BUNGALOW IN BD13. We feel this would make a lovely home for someone looking to downsize.

### **Information for Potential Buyers**

As a buyer you will need to take into consideration that Stamp Duty maybe payable by you on any property purchase. If unsure please call our office for further details.

### **Entrance Porch 5' 4" x 3' 0" (1.633m x 0.922m)**

Upvc entrance door. Half brick walls with windows. Door to second reception.

### **Kitchen Area 10' 5" x 7' 0" (3.176m x 2.134m)**

Open plan style with breakfast bar. Part tiled walls, laminate style flooring, ceiling spot lights and under counter lighting. A double glazed tilt and turn window. Maple look wall and base units with work tops and a stainless steel single round bowl sink with mixer tap. Integrated washing machine, dish washer and fridge. Socket for a free standing electric oven and fitted extractor fan.

### **Lounge & Dining Area 24' 0" x 12' 4" (7.303m x 3.749m)**

Open plan style. Two double glazed bow windows, tilt and slide patio doors allowing maximum light and sight of far reaching views. Ceiling coving with ceiling light, two wall lights and smoke detector. Two radiators, TV point and an internet socket. A Living flame gas fire with wood and marble style surround.

### **Second Reception 12' 10" x 13' 2" (3.918m x 4.014m)**

L shaped with useful store cupboard with power and a cupboard housing Vokera Boiler. A double glazed window, radiator, heating thermostat, alarm panel, smoke detector and TV point. Loft access and doors leading to the bedrooms and shower room.

### **Shower Room 9' 9" x 6' 2" (2.962m x 1.892m)**

Fully tiled walls, Lino look flooring and a frosted double glazed window. Panelled ceiling with inset spot lights and extractor fan. A double curved glass shower enclosure with double doors, a Thermo bar shower and grab handles. A chrome towel radiator, white hand basin and toilet.

### **Bedroom One 13' 11" x 11' 3" (4.248m x 3.429m)**

Rear facing bedroom with two double glazed windows making it a light and airy room. Ceiling coving with smoke detector, ceiling fan/light and a radiator. Built in wardrobes and dressing table.

### **Bedroom Two 14' 7" x 8' 9" (4.441m x 2.662m)**

Rear facing bedroom with a double glazed window, two radiators and ceiling coving.

[www.dinsdalesstates.co.uk](http://www.dinsdalesstates.co.uk)

**Dinsdales Estates**

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**Loft**

Good sized loft with a pull down ladder and lighting. Potential to develop subject to the relevant planning consent.

**Garage 15' 4" x 9' 5" (4.684m x 2.858m)**

A brick built detached garage with an up and over door. A side window and upvc door. Power and a light.

**Outside**

To the front is a triangular land and patio area with steps leading to the patio doors. A good sized driveway with parking for in our opinion three cars. To the back there are well established plants and shrubbery with a raised wrap around patio and lawn area. Walled and Fenced. Gas and Electric Meters.

**Utilities & Services**

Gas, Electric, Water and Drainage. According to their websites Sky, Virgin Media and BT are available in this area. According to their website there's good mobile coverage for O2 for other providers you will need to check on your phone plan.

**Local Authority**

Bradford Council Tax Band D £2030.63 Approx for 2024/2025. Green/Grey bin collection fortnightly on a Tuesday. This property is not in a conservation area. The flood risk in this area is very low.

**Free Market Appraisal**

If you are considering selling or letting your property we offer a no obligation market appraisal and would be pleased to discuss your individual requirements. For further information please call a member of our Dinsdales Team.

**Mortgage & Insurance**

Dinsdales Estates Sales, Lettings and Property Management are keen to stress the importance of seeking independent mortgage advice. This can be arranged through a panel of experienced advisers. Dinsdales can introduce this service and could receive a referral fee from a recommended mortgage company.

**Consumer Protection**

We are providing these details in good faith, to the best of our ability, in obtaining as much information as is necessary for our buyers/tenants, to make a decision whether or not they wish to proceed in obtaining this property under the consumer protection regulations. Upon request we can provide you with an electronic copy of the Property Information Questionnaire (if available). We are covered by Client Money Protection through Propertymark and are members of The Property Ombudsman.

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