



**Sunnybank Avenue, Thornbury BRADFORD BD3 7DH**

**welcome to**

**Sunnybank Avenue, Thornbury BRADFORD**

Three bedroom 1930s semi detached property located in the well regarded area of Thornbury having off road parking and mature gardens.. Please contact our Pudsey office to arrange your viewing. A definite must see.



## Sunnybank Avenue

Semi detached property in the well regarded Sunnybanks comprising of Entrance Hall, Lounge, Kitchen, Landing to first floor, Three Bedrooms, Bathroom, Drive and Gardens.

### Entrance Hall

Front entrance door leading to hallway with central heating radiator and useful under stairs cupboard housing the three year old wall hung boiler.

### Lounge

11' 3" x 10' 5" ( 3.43m x 3.17m )

With carpet, double glazed bay windows to the front, feature fireplace with electric fire and central heating radiator.

### Dining Room

11' 9" x 10' 9" ( 3.58m x 3.28m )

Double glazed window to the rear, carpet and central heating radiator.

### Kitchen

8' 1" x 6' 1" ( 2.46m x 1.85m )

With wall hung, drawer and base units with worktop surfaces over, stainless steel sink and drainer, space for cooker, plumbing for washer and dishwasher.

### Loft

With drop down ladder.

### Bedroom One

14' 3" x 10' 8" ( 4.34m x 3.25m )

Very spacious master bedroom with carpet, double glazed bay windows to the front, central heating radiator and fitted cupboards.

### Bedroom Two

11' 2" x 10' 6" ( 3.40m x 3.20m )

The second bedroom is another good sized double with carpet, double glazed window to the rear and central heating radiator.

### Bedroom Three

10' 4" x 6' 1" ( 3.15m x 1.85m )

With carpet, double glazed window to the front and central heating radiator.

### Bathroom

8' 2" x 6' 4" ( 2.49m x 1.93m )

Bath with shower, low flush WC, wash hand basin, lino flooring, radiator, fitted cupboard and fully tiled walls.

### Garage

The garage has power.

### External

With driveway.

Lawn area t the rear.

Patio area.



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## Sunnybank Avenue, Thornbury BRADFORD

- Three Bedroom Semi Detached Property
- Driveway
- Gardens
- Central Heating & Double Glazing
- Must be Seen

Tenure: Freehold EPC Rating: D

# £200,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
PDY114833 - 0003

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william h brown



**0113 257 2014**



[Pudsey@williamhbrown.co.uk](mailto:Pudsey@williamhbrown.co.uk)



4-6 Church Lane, PUDSEY, West Yorkshire,  
LS28 7BD



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**