









# welcome to

# **Grange Grove, Thornbury Bradford**

With great transport links and local amenities nearby this home is full of potential. Tucked away in a cul-de-sac position. Requiring TLC this home is sure to be a popular investment.













## **Property Information**

Offered with no chain, this two-bedroom end-terrace home offers a fantastic opportunity for first-time buyers or investors. Situated in a convenient location, the property is in good condition throughout but would benefit from some updating to reach its full potential. Inside you will find a living room, kitchen and two comfortable bedrooms. The wetroom is only three years old..

#### **Entrance Hall**

Front entrance door to hallway.

## Lounge

12' 4" max x 12' 2" max ( 3.76m max x 3.71m max ) Good sized living room with large bay window allowing plenty of natural light, gas fire (unchecked) central heating radiator.

#### **Kitchen Diner**

15' 5" max x 10' 8" max ( 4.70m max x 3.25m max ) Having useful pantry, double glazed window to the rear, central heating radiator, wall, drawer and base units, sink with drainer, double electric oven, integrated fridge, breakfast bar with hob, tiled floor, tiled splashbacks, laminate flooring to the dining area.

## Landing

Staircase to first floor.

#### **Bedroom 1**

15' 5" max x 11' 6" max ( 4.70m max x 3.51m max ) The master bedroom is a large double with fitted wardrobes, central heating radiator and double glazed window.

#### **Bedroom 2**

11' 5" max x 9' 6" max ( 3.48m max x 2.90m max )
The second bedroom is another double bedroom with central heating radiator, double glazed window.

#### **Wet Room**

7' 9" max x 5' 5" max ( 2.36m max x 1.65m max )
Only three years old with Shower, WC, wash basin,

frosted glazed window to the rear. Loft access.

#### External

Outside, the home boasts a generous, fenced rear garden, providing privacy and a secure space for children or pets. A greenhouse for those gardeners, while the corner plot ensures a spacious feel.

#### Garage

With power.

#### **Agents Note**

The sale of this Property is subject to grange of Probate, Please seek an update from the Branch with regards to the potential timeframes involved. NB: Probate applied for.





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- Opportunity to Extend Subject to Planning
- Off Road Parking with Garage
- Renovation Opportunity
- Offered With Vacant Possession
- Large Garden with Greenhouse

Tenure: Freehold EPC Rating: D

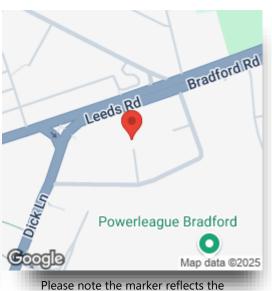
guide price

£150,000









postcode not the actual property

view this property online williamhbrown.co.uk/Property/PDY115313



Property Ref: PDY115313 - 0004 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



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