



Grange Grove, Thornbury Bradford BD3 7BG

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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Grange Grove, Thornbury Bradford

- 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



Please note the marker reflects the postcode not the actual property

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Property Ref:
PDY115313 - 0004

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