



**Grange Avenue, Thornbury Bradford BD3 7BE**

**welcome to**

**Grange Avenue, Thornbury Bradford**

A BEAUTIFULLY PRESENTED semi detached residence, which boasts SPACIOUS ACCOMMODATION and is offered for sale with NO ONWARD CHAIN. With lovely gardens plus LARGE GARAGE with power and being situated within a HIGHLY POPULAR LOCATION, this is a must see.



## Property Information

Welcome to your dream home! This beautifully renovated 3-bedroom semi-detached house offers a perfect blend of modern amenities and classic charm. The new flooring and windows create a bright and inviting atmosphere, while the new bathroom and kitchen provide all the comforts of contemporary living. With updated electrics and a powered garage, this home is ready for you to move in and enjoy. Plus, the potential to extend means you can grow and adapt the space to fit your lifestyle.

Don't miss out on this fantastic opportunity to own a stunning home with endless possibilities!

### Entrance Hall

Front entrance door to welcoming hallway, laminate flooring, central heating radiator.

### Lounge

11' 8" max x 11' 7" max ( 3.56m max x 3.53m max )  
With double glazed bay window, laminate flooring, electric fireplace, central heating radiator.

### Kitchen Diner

18' 2" max x 13' 7" max ( 5.54m max x 4.14m max )  
Well designed kitchen with wall, drawer and base units and complimentary worktop surfaces over, double oven, plumbing for washer and dryer, space for fridge freezer, sink with drainer, extractor fan, useful island, French door to the rear garden.

### Landing

Staircase to first floor, recently fitted carpet, double glazed window to the side.

### Bedroom 1

13' 8" max x 9' max ( 4.17m max x 2.74m max )  
With fitted wardrobe and units, double glazed window, central heating radiator.

### Bedroom 2

11' 7" max x 11' 1" max ( 3.53m max x 3.38m max )  
The second bedroom is another good sized with double glazed window to the rear, central heating

radiator.

### Bedroom 3

7' 8" max x 6' 4" max ( 2.34m max x 1.93m max )  
Double glazed window, central heating radiator, carpet.

### Bathroom

8' 4" max x 6' 8" max ( 2.54m max x 2.03m max )  
Stylish and contemporary, designed for relaxation. With shower over bath, low flush WC, wash basin, tiled floor and walls, extractor fan, heated towel rail, frosted glazed window to the side.

### External

Enjoy the luxury of a spacious, well-maintained lawned garden at the rear of the property. The garden is perfect for outdoor activities, family gatherings, or simply relaxing in the fresh air. With fencing surrounding the perimeter, you can relax in complete privacy as the garden is not overlooked, ensuring a tranquil and serene environment for you and your family. Embrace the potential to create your own outdoor paradise in this secluded green haven.

### Garage

Perfect for storage, a workshop, or even a home gym



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## **Grange Avenue, Thornbury Bradford**

- Guide price £240000-£250000
- Potential To extend
- Off Road Parking
- Garage with Power / Workshop
- Good access to commute links

Tenure: Freehold EPC Rating: D

Council Tax Band: B

# £235,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
PDY115444 - 0006

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