

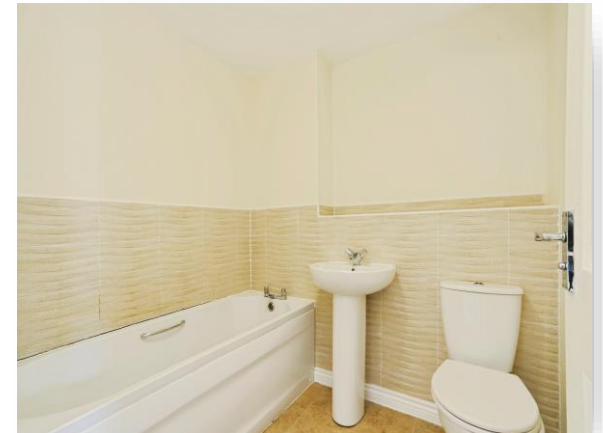


Halliday Court, Thornbury Bradford BD3 7FN

welcome to

Halliday Court, Thornbury Bradford

Located on Halliday Court in Thornbury, this three-storey mid-terraced home offers modern comfort and convenience. With three spacious bedrooms—including a master with ensuite—a modern kitchen, and a rear garden, it's perfect for families. An allocated parking space adds practicality.



Property Information

Ground Floor

Lounge

12' 9" max x 12' 4" max (3.89m max x 3.76m max)

The lounge features a plush carpet and a striking wallpapered accent wall, adding warmth and character to the space. Patio doors at the rear offer seamless outdoor access, while two radiators ensure year-round comfort.

Kitchen

18' 1" max x 9' 5" max (5.51m max x 2.87m max)

The kitchen boasts tiled flooring, complementing the gas hob and oven for a practical cooking space. A stainless steel sink sits beneath the double-glazed front-facing window, ensuring plenty of natural light. Convenient access to the pantry and utility room/WC adds to the kitchen's functionality.

Utility/Wc

7' max x 3' 1" max (2.13m max x 0.94m max)

The utility/WC features tiled flooring, ensuring durability and easy maintenance. It includes a wash basin and WC, neatly positioned under the stairs for a practical and space-saving design.

First Floor Landing

The landing is fitted with a soft carpet, adding comfort and warmth to the space. A radiator ensures a cozy atmosphere, while a double-glazed front-facing window brings in natural light.

Bedroom Two

13' max x 12' 3" max (3.96m max x 3.73m max)

Bedroom Two features a soft carpet, creating a cozy and inviting atmosphere. A double-glazed rear-facing window provides natural light, while a radiator ensures warmth and comfort year-round.

Bedroom Three

11' 1" max x 6' 6" max (3.38m max x 1.98m max)

Bedroom Three is a cozy single room featuring a soft carpet for added warmth and comfort. A double-glazed front-facing window brings in natural light,

while a radiator ensures a snug atmosphere year-round.

Bathroom

6' 8" max x 6' 5" max (2.03m max x 1.96m max)

The bathroom features a modern tiled floor, offering an easy-to-maintain surface. It includes a bath, wash basin, and WC, all complemented by a radiator for added warmth and comfort.

Second Floor

Bedroom One

13' max x 12' 2" max (3.96m max x 3.71m max)

Bedroom One is a spacious retreat, featuring a soft carpet for warmth and comfort. With two double-glazed rear-facing velux windows, it enjoys lovely views of green space, creating a peaceful atmosphere. A radiator ensures year-round coziness, while a storage cupboard provides practical convenience.

External Rear Garden

The rear garden features a patio, a lawned area, and stylish planters, all enclosed by fenced borders. A path leads to gated access at the bottom. Through the gate is the allocated parking space for added convenience.

Parking

This property benefits from an allocated parking space at the rear, providing secure and convenient off-street parking.

Agents Note

View is from the window in Bedroom One it does not belong to the property.



view this property online williamhbrown.co.uk/Property/PDY115575



welcome to

Halliday Court, Thornbury Bradford

- 3 bedrooms
- Rear garden
- Allocated parking space
- Modern Kitchen
- Ensuite from master bedroom

Tenure: Freehold EPC Rating: C
Council Tax Band: C

guide price

£210,000



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/PDY115575



Property Ref:
PDY115575 - 0002

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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



0113 257 2014



Pudsey@williamhbrown.co.uk



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



williamhbrown.co.uk