

Peter David

Properties Ltd

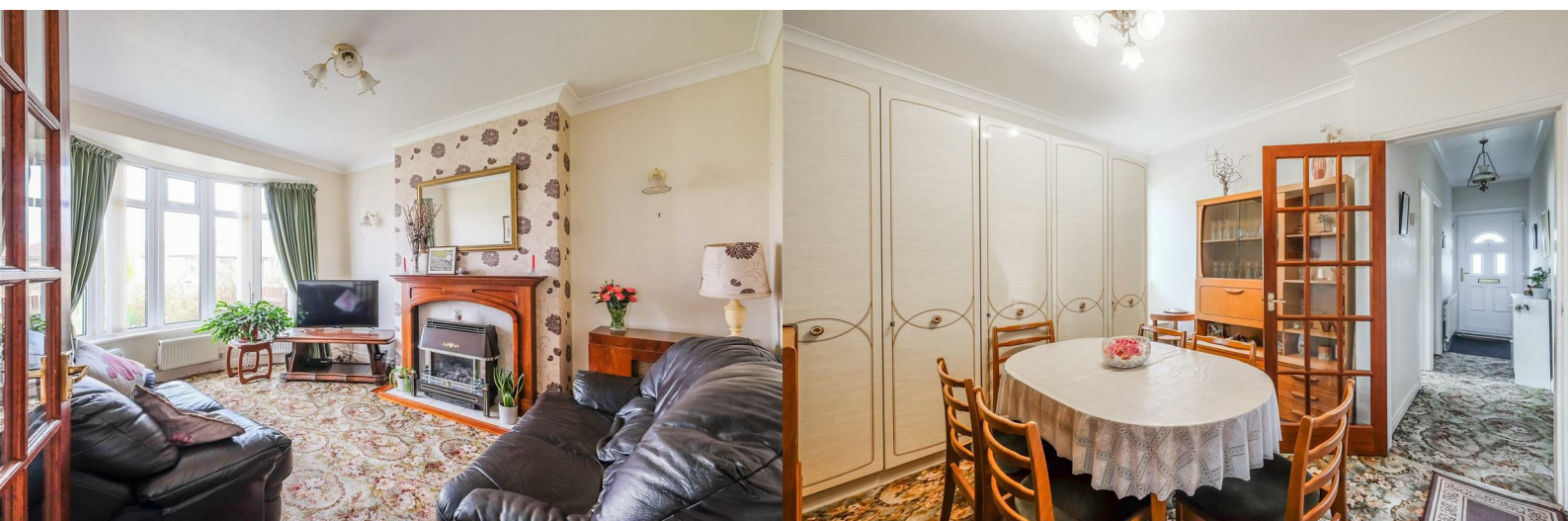
Residential Sales and Lettings



22 Southlands Grove

Bradford, BD13 3BG

£190,000



22 Southlands Grove

Thornton, Bradford, BD13 3BG

£190,000



Offered for sale with NO UPWARD CHAIN in a prime CUL-DE-SAC position is this THREE bedroom semi-detached BUNGALOW. Externally, the property benefits from a long DRIVEWAY to the side, leading to the DETACHED SINGLE GARAGE. There are GARDENS to the front and rear, with border plants and shrubbery. Internally, the property comprises: an entrance hallway, a living room, a dining room, kitchen and a utility room. There are two ground floor bedrooms and a bathroom as well as a third bedroom in the attic space. Given its convenient location, close to Beckfoot Thornton School and bus routes to Bradford and Keighley, this property is likely to be popular.

This property is now sold subject to contract and viewings have ceased. The vendor will not consider other offers whilst conveyancing is underway.

Entrance Hallway

An entrance hallway leading to the living room and onward accommodation. UPVC front door and radiator in the hallway.

Living Room

The living room has a bay window to the front aspect overlooking the front garden, and a feature fireplace providing the focal point.

Dining Room

The dining room is towards the rear of the property overlooking the side of the home and leading onto the kitchen.

Kitchen

Solid wood units and cupboards and light worktops provide ample worksurface and storage space. The kitchen overlooks the rear garden and has a sink, built in oven and space for whitegoods.

Utility Room

The porch to the side of the kitchen acts as a perfect utility space with room for a dryer and access to the rear garden.

Bedroom One

A double ground floor bedroom to the rear of the property overlooking the garden.

Bedroom Two

A double bedroom accessed upstairs with a Velux window and wall mounted radiator.

Bedroom Three

A single, ground floor bedroom to the front of the property.

Bathroom

With a bathtub and overhead shower, sink and w/c. White tiling to the walls and laminate flooring.

Garage

Ideal for parking or additional storage.

External

With gardens to the front and a south facing garden to the rear, there is plenty of outdoor space. A long driveway extends along the side of the home providing access to the garage.

Directions

For Satnav please use the postcode BD13 3BG

Viewings

Viewings are strictly by appointment only. Please contact Peter David Properties.

Mortgages

We recommend KB Mortgage Services, on hand to discuss all of your mortgage and protection needs. Kate, the founder of KB Mortgage Services, is available both in branch and through home visits - if you would like to arrange an appointment contact us today.

DISCLAIMER

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 will be no delay in agreeing the sale.

2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

4. Services: Please note we have not tested the

services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER PETER DAVID PROPERTIES NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.



Road Map



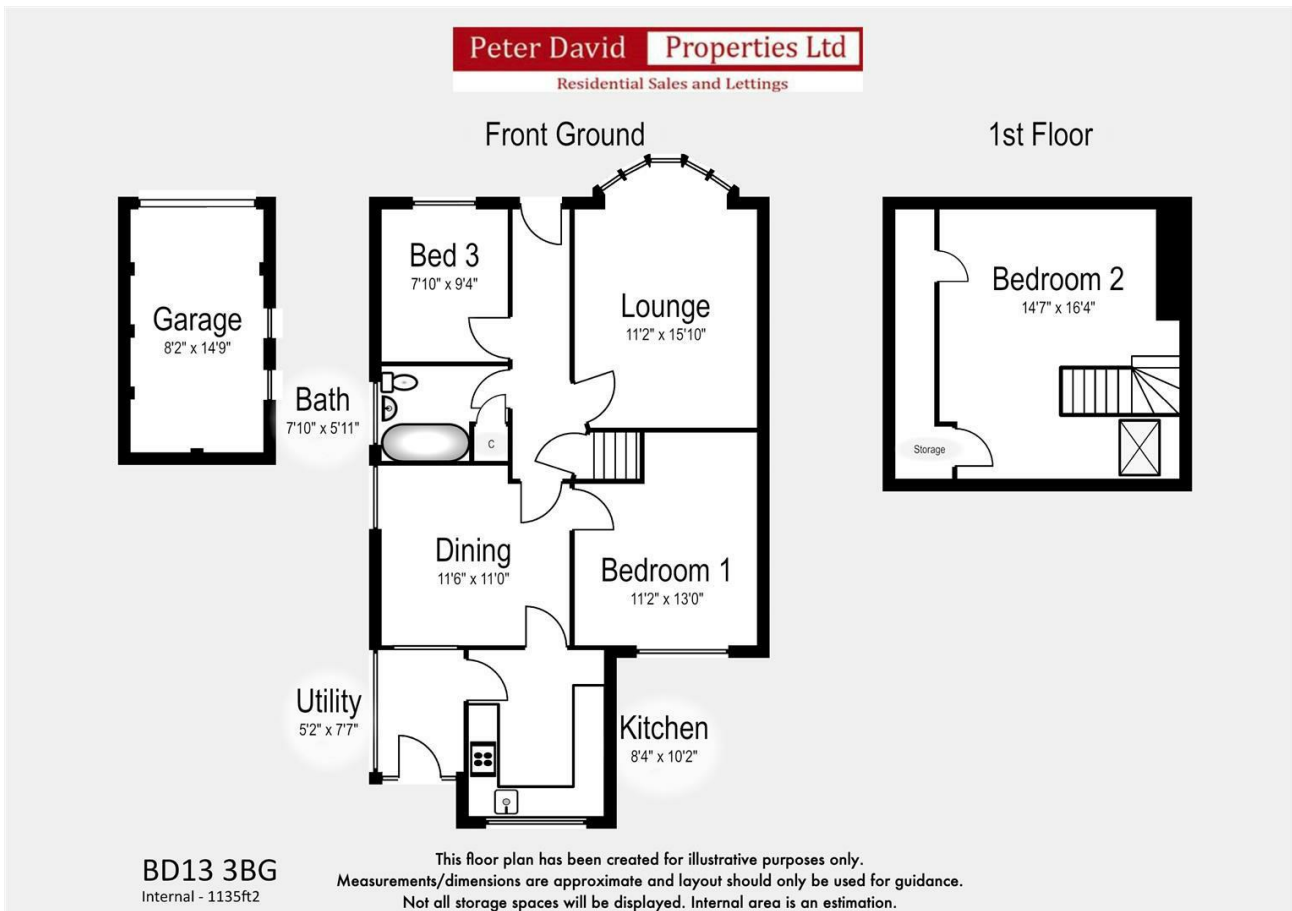
Hybrid Map



Terrain Map



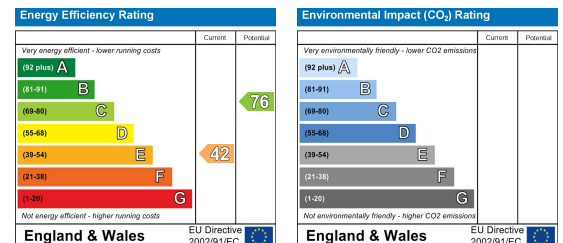
Floor Plan



Viewing

Please contact us on 01484 719191 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are for guidance only and do not constitute any part of a contract. No person within the company has the authority to make or give any representation or warranty in respect of the property. All measurements are approximate and for illustrative purposes only. None of the services and fittings or equipment have been tested. These particulars whilst believed to be accurate should not be relied on as statements of fact, and purchasers must satisfy themselves by inspection or otherwise as to their accuracy. Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract.

5c The Craggs Country Business Park
New Road, Cragg Vale
Hebden Bridge, HX7 5TT

102 Commercial Street
Brighouse HD6 1AQ

20 New Road
Hebden Bridge HX7 8EF

213 Halifax Road
Huddersfield HD3 3RG

T: 01422 366948
E: halifax@peterdavid.co.uk

T: 01484 719191
E: brighouse@peterdavid.co.uk

T: 01422 844403
E: hebdenbridge@peterdavid.co.uk

T: 01484 719191
E: huddersfield@peterdavid.co.uk