

HUNTERS[®]

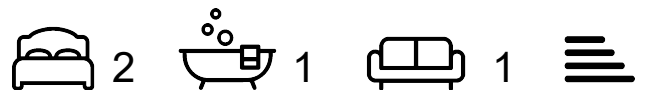
HERE TO GET *you* THERE



Gain Lane

Thornbury, BD3 7DW

Offers In The Region Of £165,000



Council Tax: C



236 Gain Lane

Thornbury, BD3 7DW

Offers In The Region Of £165,000



- Stone fronted detached bungalow
- Two double sized bedrooms
- Spacious living room and breakfast kitchen
- UPVC double glazed and gas central heating
- Conservatory extension
- Block paved gated drive and garage
- Potential to modernise and add value
- Generous sized garden
- Offered with no chain involved

Stone fronted DETACHED BUNGALOW with TWO DOUBLE SIZED BEDROOMS, plus a CONSERVATORY EXTENSION, in a convenient location for commuting to Leeds and Bradford. The property is offered with NO CHAIN INVOLVED and there is great potential to modernise and add value.

The living accommodation benefits from having GAS FIRED CENTRAL HEATING and PVC DOUBLE GLAZED WINDOWS throughout, comprising; ENTRANCE VESTIBULE with internal door through to the ENTRANCE HALL. The hallway has excellent built-in storage and cloaks cupboards. A door leads through to the LIVING ROOM at the front of the house, which has a wall mounted gas fire, A double glazed front window and two feature Half-moon style stained-glass side windows. The KITCHEN has wall and base storage units with worktop and an inset stainless steel sink. There is space for cooker/washer and fridge.

BEDROOM ONE, at the front of the house is a generous sized double bedroom. BEDROOM TWO or DINING ROOM at the rear has double doors leading to the conservatory extension. The CONSERVATORY has PVC double glazed windows and a side door leading to the garden. The SHOWER ROOM has a combined shower cubicle, pedestal wash basin and low flush toilet with ceramic tiled walls all round.

Outside the house, the front garden is grassed with flower and shrub borders, there is a herringbone style block paved driveway to the side of the bungalow, which is gated and leads to the DETACHED GARAGE, which has lighting and power points. The rear garden is a generous size and has grassed, paved and gravel sections with mature flower and shrub borders for planting and a vegetable plot. The location of the property is perfect to commute to both Leeds and Bradford, situated within 800 metres to local shops and amenities in Thornbury, including the Odeon Cinema and leisure club plus regular bus services.

BREAKFAST KITCHEN

12'1" x 8'8" (3.68 x 2.64)

LIVING ROOM

15'8" x 11'3" (4.78 x 3.43)

CONSERVATORY

9'4" x 9'4" (2.84 x 2.84)

BEDROOM ONE

12'4" x 11'0" (3.76 x 3.35)

BEDROOM TWO/DINING ROOM

15'0"x 11'0" (4.57x 3.35)

SHOWER ROOM

6'3" x 5'7" (1.90 x 1.70)

DRIVEWAY/GARAGE



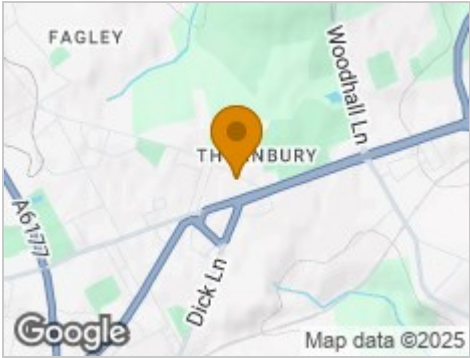
Road Map



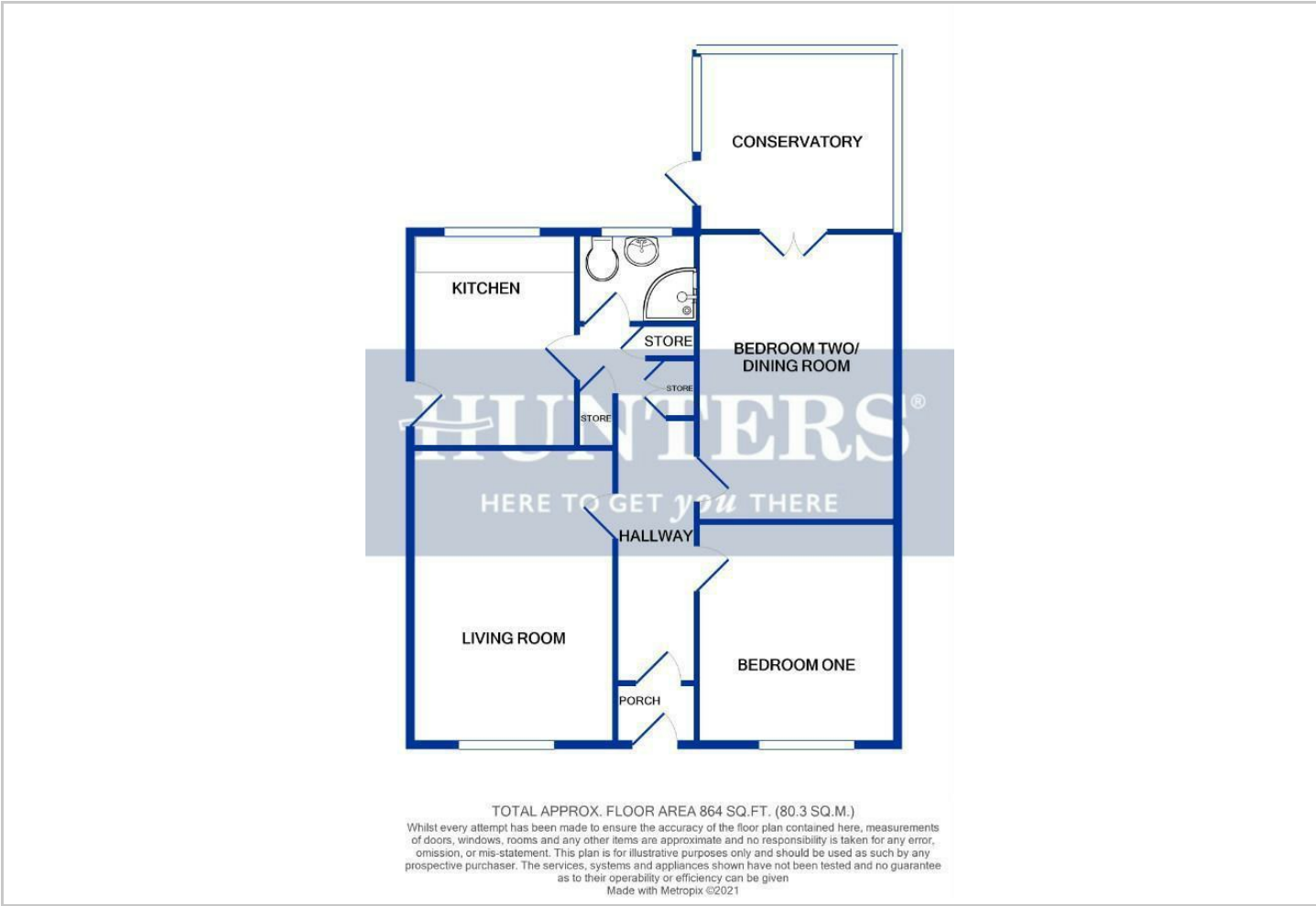
Hybrid Map



Terrain Map



Floor Plan



Viewing

Please contact our Hunters Pudsey Office on 0113 257 6198 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.