

# property details **approval form**

33 Thornroyd Drive, Bradford, West Yorkshire, England, BD4 0NR

**Date:** 06 May 2026

**Property Ref and Version:** BDF116989 - 0001

# selling your home with us!

Not for marketing purposes INTERNAL USE ONLY

## >> **let's get your property sold!**

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

1. Price
2. Key Features
3. Short Description
4. Long Description
5. Room Description
6. Directions
7. Property Images
8. Floor Plan

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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## >> **price**

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£155,000

Tenure: Freehold

## >> **key features**

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- > Three Bedroom
- > Semi-detached
- > Driveway
- > Rear Garden
- > Price £155,000
- > EPC Rating: Awaited

## >> **short description**

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A must view property located in a sought after location close to local schools and amenities.

With great size rear garden and driveway to the front.

## >> **long description**

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Offered to the market is this three bedroom semi-detached located in a popular residential location close to local schools, amenities and transport links.

This property would be an ideal purchase for a first time buyer.

Briefly comprises lounge, kitchen/diner, three bedrooms and house bathroom. To the outside there is a driveway to the front and enclosed rear garden.

## >> **directions**

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## >> **Agent Note**

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**Your William H Brown office:** 6 Fair Road, BRADFORD, West Yorkshire, BD6 1QN  
**T** 01274 693138 **E** Wibsey@williamhbrown.co.uk

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## >> **room description**

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### **Lounge**

10' 6" x 14' 7" ( 3.20m x 4.45m )

With window to the front and gas central heating radiator.

### **Kitchen/Diner**

8' 4" x 13' 7" ( 2.54m x 4.14m )

With a range of base and wall units incorporating sink and drainer with work surfaces.

### **Bedroom One**

8' 10" x 12' 5" ( 2.69m x 3.78m )

With window to the front and gas central heating radiator.

### **Bedroom Two**

6' 4" x 10' ( 1.93m x 3.05m )

With window to the rear and gas central heating radiator.

### **Bedroom Three**

6' 9" x 7' 9" ( 2.06m x 2.36m )

With window to the front and gas central heating radiator.

### **Bathroom**

Three piece suite comprises panel bath with shower over, wash hand basin and WC with window to the rear.

### **Outside**

Sat on a great plot with driveway to the front and enclosed rear garden with lawn and decking areas.

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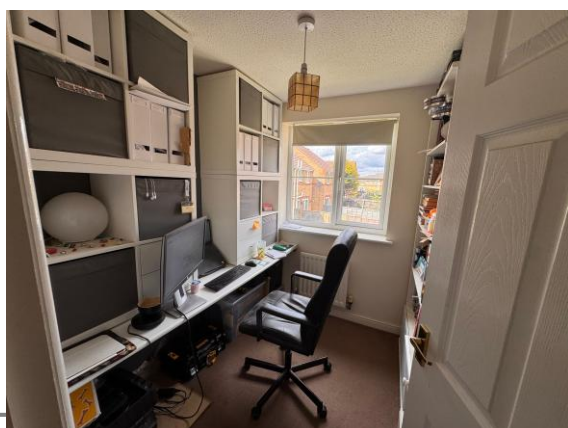
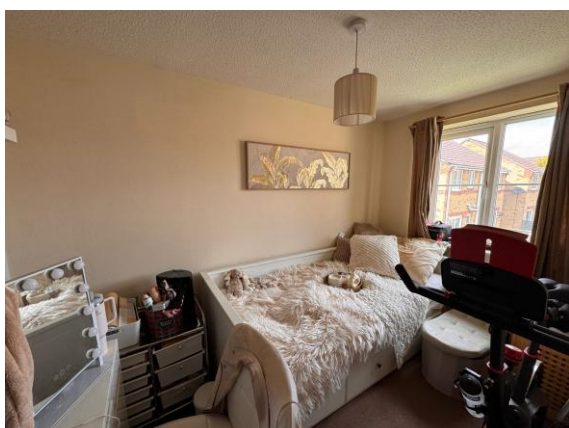
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## >> property images



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## >> **property images**

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## >> **floor plan**

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## >> **approval**

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	<b>Signature</b>	<b>Date</b>
<b>Francesca Arrandale</b>		
<b>Alina Tudor</b> <b>New Homes Solutions</b>		