



## 2 Sandmoor Close, Thornton, Bradford, BD13 3HU

£250,000

- FIVE BEDROOM SEMI DETACHED
- GARDENS FRONT & REAR
- LARGE GATED DRIVEWAY
- NEW SOLID FUEL STOVE
- LARGE TANDEM GARAGE
- TWO STOREY SIDE EXTENSION
- CONSERVATORY TO THE REAR
- THORNTON VILLAGE LOCATION
- NEW CARPETS & FLOORING
- GOOD DEGREE OF PRIVACY



## 2 Sandmoor Close, Bradford BD13 3HU

**\*\* EXTENDED FIVE BEDROOM SEMI-DETACHED \*\* LONG DRIVEWAY TO THE FRONT \*\* AMPLE PRIVATE PARKING \*\* A GOOD LEVEL OF PRIVACY \*\* NEW MULTI-FUEL STOVE \*\*** This spacious semi detached in Thornton is definitely worthy of further consideration! This is a great sized family home that has had some recent improvements but still offers potential. Located in a cul-de-sac position with schools and village amenities within walking distance. Briefly comprising of: Porch, Hall, Lounge, Dining-Kitchen, Conservatory, five Bedrooms and Bathroom. Tandem garage, driveway and gardens front & rear. Call us on 01274 884040 to arrange your viewing!



Council Tax Band: C



## **PORCH**

Front entrance porch with a door leading into the hallway.

## **HALL**

Stairs to the first floor, door to the lounge, laminate flooring and a central heating radiator.

## **LOUNGE**

12'7" x 13'5"

Bay window to the front elevation, feature wall panelling, laminate flooring and an impressive corner multi-fuel stove that has been recently fitted. Central heating radiator and under-stairs storage.

## **BREAKFAST KITCHEN**

15'3 x 8'9

Fitted wall and base units, matching island with breakfast bar, stainless steel sink unit, plumbing for a washing machine and a window to the rear elevation. Door to:

## **CONSERVATORY**

12'11" x 8'7"

White uPVC conservatory with laminate flooring, central heating radiator and integrated louvre blinds.

## **FIRST FLOOR**

A split-level landing with a window to the side elevation, storage cupboard and access to the loft space.

## **BEDROOM ONE**

Double glazed window and a central heating radiator.

## **BEDROOM TWO**

12'4" x 8'7"

Double glazed window and a central heating radiator.

## **BEDROOM THREE**

8'4 x 9'1

Double glazed window and a central heating radiator.

## **BEDROOM FOUR**

8'7" x 5'8"

Double glazed window and a central heating radiator.

## **BEDROOM FIVE**

6'9" x 5'8"

Double glazed window and a central heating radiator.

## **BATHROOM**

White three piece suite comprising of low flush WC, wash basin and a panelled bath with an electric shower over. Double glazed window and a heated towel rail.

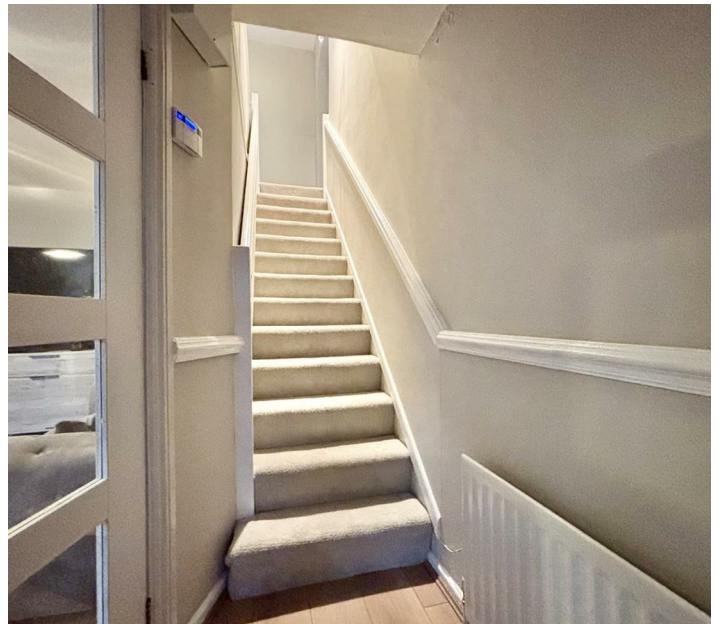
## **EXTERNAL**

Gated driveway to the front for several cars, large tandem garage and an enclosed rear garden. with lawn, shed, flowerbeds and mature shrubs/trees.

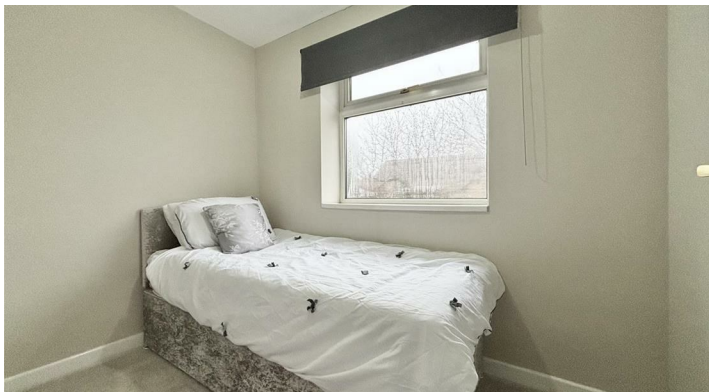
## **GARAGE**

Integral double tandem garage with an 'up and over' door to the front, door and window to the rear.













## Directions

## Viewings

Viewings by arrangement only.  
Call 01274884040 to make an appointment.

## EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC