



**Halliday Court, Thornbury, BRADFORD, BD3 7FN**

welcome to

## Halliday Court, Thornbury BRADFORD

GUIDE PRICE £270,000 - £280,000. This three-storey townhouse offers modern living across three levels, featuring three bedrooms, three bathrooms—including an ensuite—plus a private garage, driveway, and a generous rear garden. Ideal for families or professionals seeking space and convenience.



## Property Information

Located on Halliday Court, this impressive three-storey townhouse offers spacious and versatile living ideal for modern families. Boasting three well-proportioned bedrooms and three contemporary bathrooms—including an ensuite—the home is thoughtfully designed for comfort and convenience. The ground floor benefits from a private garage and driveway, providing ample parking and storage. Spread across three levels, the property features bright and airy living spaces, with a generous rear garden perfect for outdoor entertaining or relaxing in the sun. This home combines practicality with elegance, making it a standout choice.

### Ground Floor Entrance Hall

Step into a bright and welcoming entrance hall, complete with tiled flooring, a boiler cupboard for additional storage, and two radiators providing a warm and inviting first impression.

### Downstairs Wc

8' 8" max x 2' 6" max ( 2.64m max x 0.76m max )

The downstairs WC is thoughtfully designed with a modern shower cubicle, low flush WC, wash basin, and stylish tiled flooring. Spotlights and a radiator complete the space, offering both functionality and comfort.

### Bedroom Three

10' max x 9' 7" max ( 3.05m max x 2.92m max )

This well-proportioned bedroom features double glazed windows to both the rear and side, carpet flooring, a radiator, spotlights, and a fitted wardrobe—making it a versatile space for a bedroom, office, or nursery.

### First Floor Landing

The first floor landing offers carpeted flooring, a radiator, spotlights, and a double glazed window to the rear. Additional features include access to the loft hatch and a convenient storage cupboard.

## Kitchen Diner

17' 6" max x 9' 6" max ( 5.33m max x 2.90m max )

The spacious kitchen diner is the heart of the home, featuring contemporary tiled flooring and an abundance of natural light from double glazed windows to the rear and side. It's equipped with a gas hob, electric oven, extractor fan, spotlights, and a radiator—perfect for cooking, dining, and entertaining.

## Lounge

16' 4" max x 13' 6" max ( 4.98m max x 4.11m max )

The elegant lounge is filled with natural light thanks to a side-facing double glazed window and French doors that open onto a Juliet balcony, creating a bright and airy atmosphere ideal for relaxing or hosting guests.

## Second Floor Landing

The landing features carpet flooring, a radiator, spotlights, a double glazed window to the rear, access to the loft hatch, and a storage cupboard.

## Family Bathroom

7' 7" max x 6' 1" max ( 2.31m max x 1.85m max )

The family bathroom includes a modern bath, WC, and wash basin, all set against attractive tiled flooring. A frosted double glazed window to the side ensures privacy while allowing in natural light, and a radiator adds extra comfort.

## Bedroom One

11' 9" max x 14' 4" max ( 3.58m max x 4.37m max )

This generously sized main bedroom is a true retreat, featuring plush carpet flooring, two double glazed windows to the rear, a radiator, and built-in storage. It also benefits from a private en suite for added convenience.

## Ensuite

6' 1" max x 5' 2" max ( 1.85m max x 1.57m max )

The ensuite is fitted with a shower, low flush WC, and wash basin—perfect for a private and practical morning routine.

## Bedroom Two

10' 9" max x 9' 5" max ( 3.28m max x 2.87m max )

A spacious double bedroom with a rear-facing double glazed window, fitted wardrobes, and a radiator. Ideal as a guest room or a comfortable space for family members.

## External Rear Garden

The rear garden is a standout feature of the property, offering a large, lawned area with secure fenced borders. It's the perfect outdoor space for children to play, summer barbecues, or simply relaxing in the sunshine.



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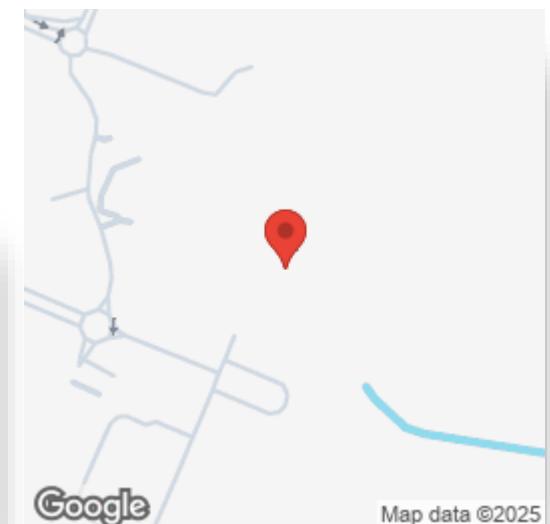
- 3 Bedrooms & 3 bathrooms
- Garage and driveway
- Modern 3 storey
- Private Rear garden
- 

Tenure: Freehold EPC Rating: C

Council Tax Band: A

offers over

**£260,000**



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