



Rt, 14 Thorndene Way, Westgate Hill, Bradford, BD4 0SW

EXTENDED: Good sized Extended Detached offering family sized living accommodation. With 3 Reception Rooms, 4 Bedrooms, Shower Room +Wet Room. Situated on this ever popular cul de sac development, within easy reach of Birkenshaw, Drighlington and short commute into Leeds. Further features are lovely garden, Conservatory and Garage.

Asking Price £325,000

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SIDE ENTRANCE HALL

KITCHEN 15'6" x 8' (4.72m x 2.44m)

Well equipped fitted Kitchen with range units. Range Cooker and hood. Tiled flooring.

LOUNGE 16' x 11'6" (4.88m x 3.5m)

Fireplace with gas fire.

DINING ROOM / SITTING ROOM 15'2" x 11'7" (4.62m x 3.53m)

uPVC French doors leading to the garden.

CONSERVATORY Good sized Conservatory in uPVC. Tiled flooring. French doors to garden.

LANDING

BEDROOM 1 11'7" x 9'9" (3.53m x 2.97m)

BEDROOM 2 9'5" x 9'4" (2.87m x 2.84m)

BEDROOM 3 14'1" (4.3) x 8'1" (2.46) + wardrobe

Fitted wardrobe.

BEDROOM 4 8'7" x 6'3" (2.62m x 1.9m)

WET ROOM/W.C. Modern Wet Room/WC. Heated towel rail. Fitted vanity sink unit

BATHROOM/W.C. White bathroom suite with corner shower bath. Tiled walls and flooring.

OUTSIDE Cul de sac location with driveway and garage to the front.

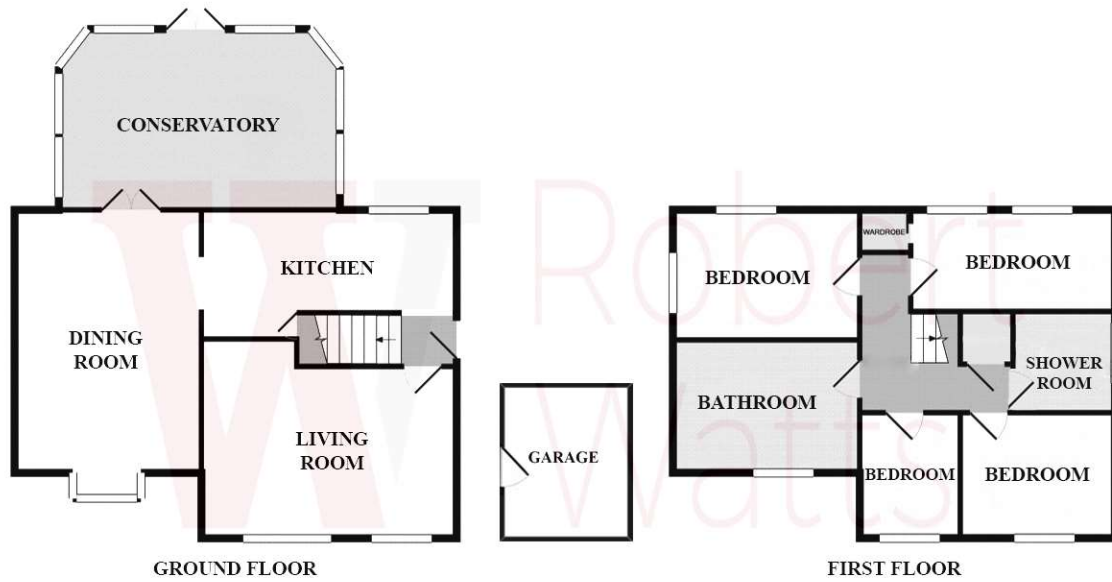
Pleasant garden to the rear.

TENURE Freehold

COUNCIL TAX BAND D - Bradford

The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance you should obtain independent verification, or we will be pleased to check them for you. These sales particulars do not constitute a contract or part of a contract.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		83
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

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