



21 Thorndene Way, Westgate Hill, Bradford, BD4 0SW

Available with immediate possession is this Semi Detached that forms part of this ever popular cul de sac development. Provides 2 BEDROOMS, with conservatory.

Ideally located close to Birkenshaw, East Bierley and Drighlington. NOT TO BE MISSED.

The accommodation comprises: Hallway, Lounge, Kitchen, Conservatory, 2 Bedrooms & Shower Room.

Asking Price £195,000

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HALLWAY

LOUNGE 17' x 10' (5.18m x 3.05m)

Feature fireplace with gas fire.

KITCHEN 8' x 8' (2.44m x 2.44m)

Well equipped fitted kitchen with a good range of units, worktops and sink unit. Built in oven and hob. Integrated fridge, freezer and washing machine.

BEDROOM 1 11' (3.35) x 8' (2.44) + wardrobes

Full height and width wardrobes.

BEDROOM 2 8' x 7' (2.44m x 2.13m)

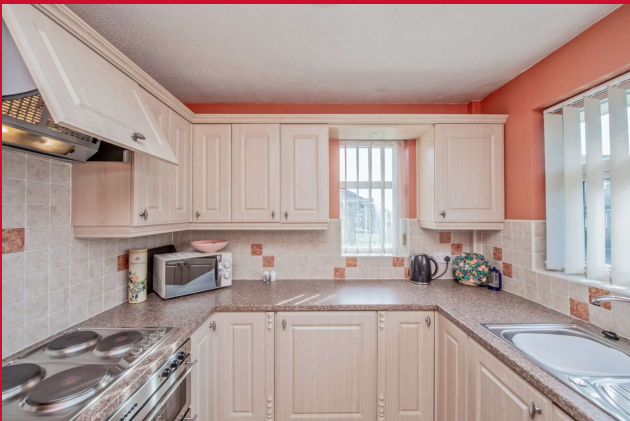
Originally Bedroom 2, now used as a Dining Room, leading to:-

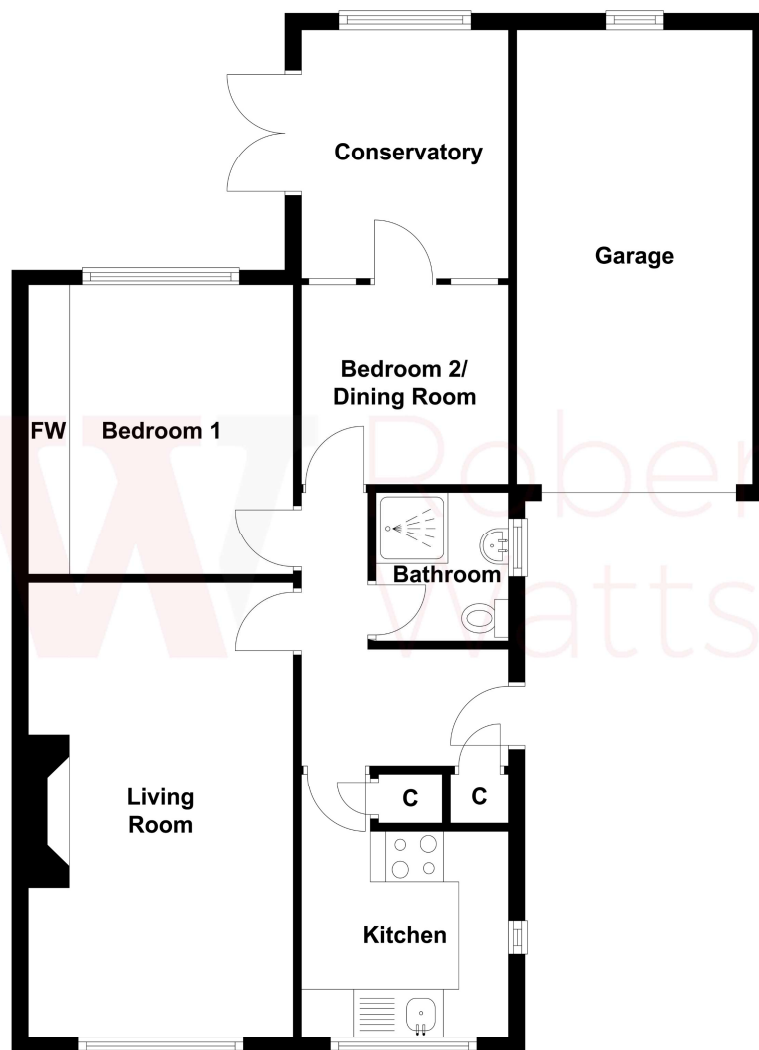
CONSERVATORY In uPVC with French doors leading to patio and rear garden.

SHOWER ROOM/W.C Corner shower cubicle. Heated towel rail.

OUTSIDE Occupying a cul de sac position with garden to front. Driveway and garage at the side and access to rear garden. Pleasant garden to the rear with lawn, flowerbeds and patio.

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
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		87
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	