



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

NO CHAIN: Very well presented SEMI DETACHED BUNGALOW, forming part of this ever popular cul de sac development. Provides 2 BEDROOMS, with conservatory and lovely low maintenance gardens. 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 1' (5.18m x 0.3m)

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. Integrated fridge and freezer, and dishwasher. Built in oven and hob.

BEDROOM 1 11' x 10' (3.35m x 3.05m)

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

Sliding patio doors leading to the Conservatory.

CONSERVATORY in uPVC and backing onto the garden.

SHOWER ROOM/W.C. White suite with Vanity sink unit and corner shower cubicle. Heated towel rail.

OUTSIDE Garden at the front, with block paved driveway, with good parking. Garage. Lovely, low maintenance garden at the back.

SOLAR PANELS Short particulars of the lease(s) (or under-lease(s)) under which the land is held:

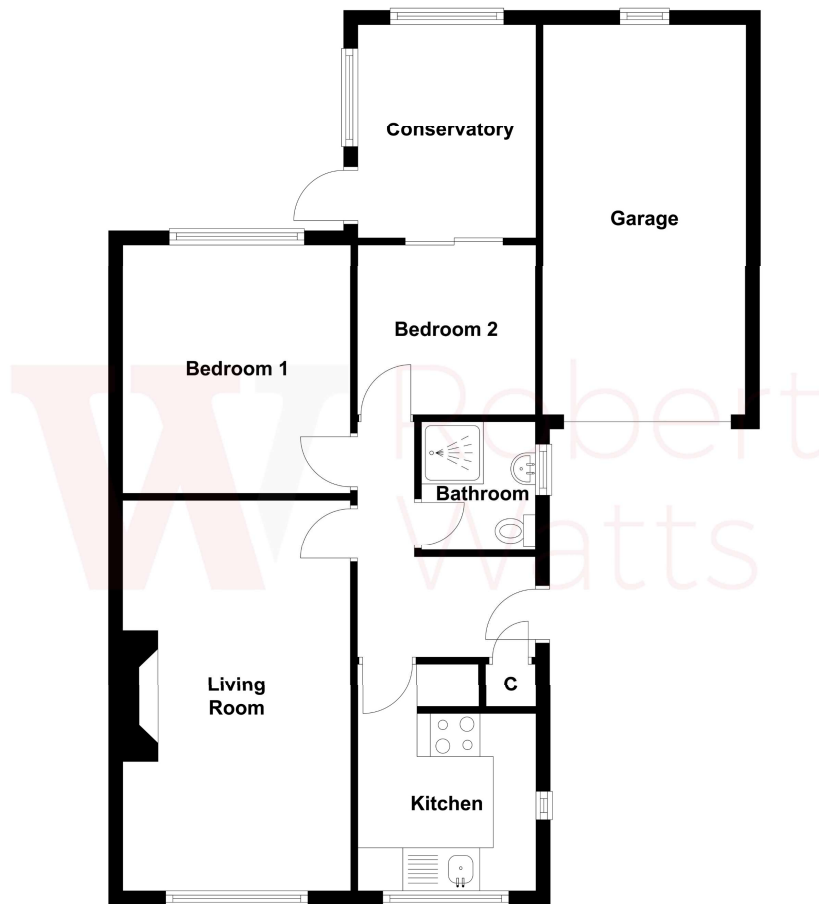
Date : 18 February 2014

Term : 25 years from 18 February 2014

Parties A Shade Greener LLP

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		84
(69-80) C		
(55-68) D	65	
(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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