



39 Thorndene Way, Westgate Hill, Bradford, West Yorkshire, BD4 0SW

EXTENDED / 4 BEDROOMS:

Super opportunity has arisen to purchase this impressive Detached property that has been significantly extended and enhanced by the present owners in recent years. Provides spacious 4 bedroomed family sized accommodation and occupies a larger than average plot position. Outside there are 2 driveways and double garage allowing for ample parking, together with a beautiful landscaped garden. Early viewing is essential to fully appreciate this one off, bespoke home.

Asking Price £375,000

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ENTRANCE PORCH

LOUNGE 19' x 12' (5.8m x 3.66m)

Attractive feature fireplace with gas fire. uPVC French doors leading to the conservatory.

KITCHEN/FAMILY ROOM 20' (6.1) x 11' (3.35) +open staircase

Good sized Kitchen that has been extended and altered to create a super family room. Well equipped range of kitchen units, with range cooker. Slate flooring to the kitchen area. Log burner stove fire. French doors to the dining room.

DINING ROOM 11' x 10' (3.35m x 3.05m)

uPVC French doors to conservatory.

CONSERVATORY At the back of the house and taking advantage of overlooking the beautiful garden.

UTILITY ROOM

SHOWER ROOM Ground floor shower room and WC. Slate flooring.

LANDING

MASTER BEDROOM 14'11" (4.55) x 9' (2.74) + wardrobes

Full height fitted wardrobes.

EN-SUITE Toilet and sink unit.

BEDROOM 2 13' x 8' (3.96m x 2.44m)

Fitted wardrobe.

BEDROOM 3 9' x 9' (2.74m x 2.74m)

BEDROOM 4 7' (2.13) x 6' (1.83) + wardrobe

Fitted mirrored wardrobe.

BATHROOM/W.C. Extended Bathroom with white bathroom suite. Corner bath and separate shower cubicle.

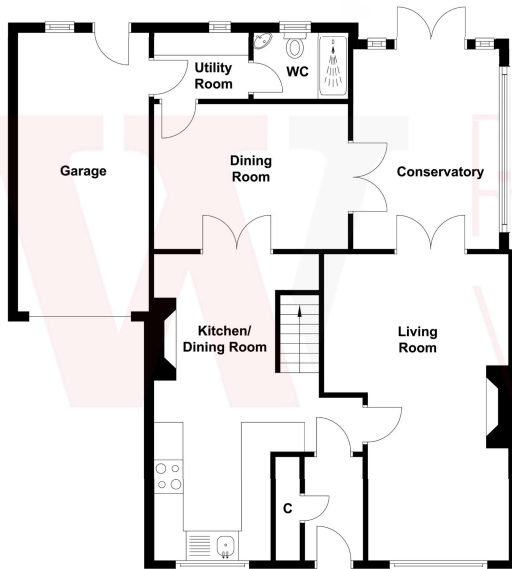
OUTSIDE The property sits on a lovely corner plot, with garden at the front along with 2 driveways allowing for ample parking. Attached Double Garage 23'0 x 12'0. At the back is a beautiful enclosed landscaped garden that offers the perfect space for outdoor relaxing and entertaining. Paved patio terrace and additional raised decking terrace.

PLEASE NOTE If you proceed with an offer on this property we are obliged to undertake mandatory Anti Money Laundering checks on behalf of HMRC. All estate agents have to do this by law and we outsource this process to our compliance partners Credas who charge a fee for this service.

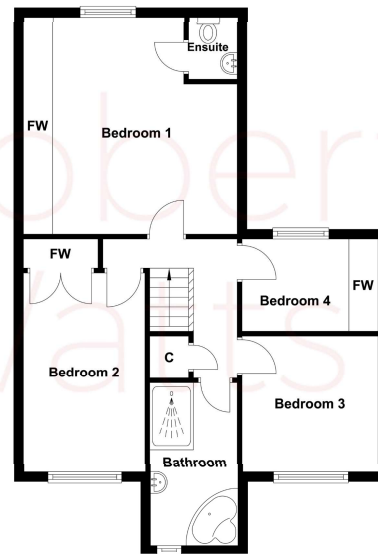
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance 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.



Ground Floor



First Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		70 C	82 B