



35 Thurley Road, Bradford, West Yorkshire, BD4 7TA

NO CHAIN.

Well presented Semi Detached Bungalow that provides 2 Bedrooms and offers great potential for extensions (subject to the relevant planning permission). Situated in this ever popular location, close to Rooley Lane, Asda Supermarket and easy access into Bradford City Centre.

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

Asking Price £165,000

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LOUNGE 15' x 11' max (4.57m x 3.35m max)

Impressive stone decorative fireplace.

BREAKFAST KITCHEN 11' x 9'10" (3.35m x 3m)

Well equipped modern Kitchen, with fitted oven and hob. Integrated dishwasher.

BEDROOM 1 11' x 10'11" (3.35m x 3.33m)**BEDROOM 2 9'11" x 7' (3.02m x 2.13m)**

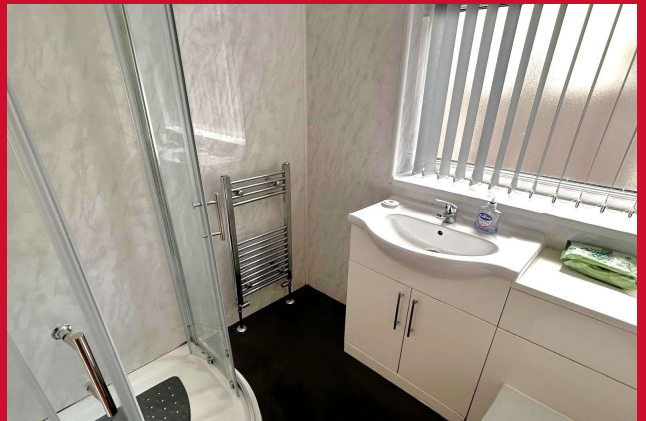
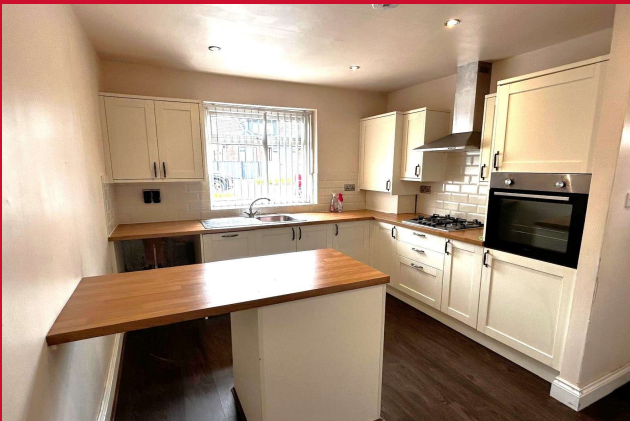
SHOWER ROOMW/C. Modern suite with corner shower cubicle. Vanity sink unit. Heated towel rail.

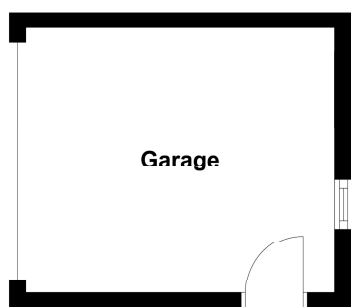
OUTSIDE There is ample parking to both the front and side. Garage. At the back is a "blank canvas" garden that is a great area for the new buyer to do what they choose with the space.

PLEASE NOTE 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.

PROBATE Please be aware the sale of the property is subject to probate. As of 15.6.26, probate has not yet been granted.

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.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		