



## 16 Thorndale Rise, Bradford, BD2 1NU

NO CHAIN - Popular style of semi-detached currently providing TWO BEDROOM accommodation. Of likely appeal to a variety of buyers including FTB, downsize and BTL. The DRIVE, GARAGE and PLEASANT GARDENS further add to the appeal here. Forming part of this most favoured part of BD2 which offers access to schools, local amenities and access to the ring road and the City Centre. Contact Robert Watts to arrange YOUR VIEWING today.

**£160,000**

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## **COUNCIL TAX Bradford**

Band B

## **TENURE Freehold**

**ENTRANCE HALL** Useful understairs store

**LIVING ROOM 14'6" (4.42) plus stair case x 11'7" (3.53)**

## **KITCHEN 11'6" x 7'7" (3.5m x 2.3m)**

Selection of wall and base units, work tops, sink unit, built in oven, separate hob and extractor, plumbed for washing machine

**LANDING** Access to loft

**BEDROOM 1 11'7" x 9' (3.53m x 2.74m)**

**BEDROOM 2 11'7" x 7'7" (3.53m x 2.3m)**

**BATHROOM** Three piece shell style suite

**OUTSIDE** Open lawn to front, drive to garage, pleasant split level garden to rear

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.

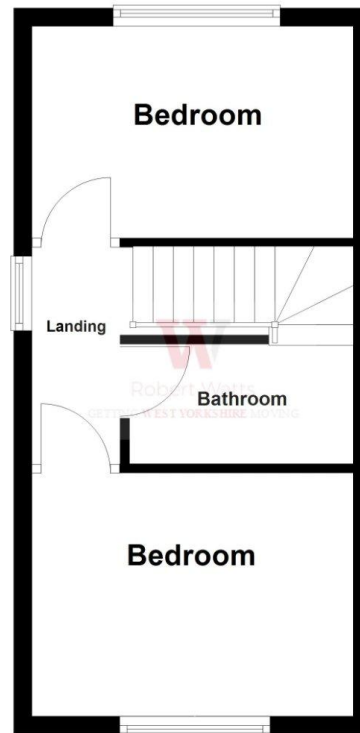




**Ground Floor**



**First Floor**



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		