



## 23 Brackendale Grove, Thackley, Bradford, BD10 0TS

NO CHAIN – Detached TRUE BUNGALOW occupying an enviable plot which forms part of the understandably sought after “Brackendales” in Thackley. Currently providing two / three bedroom accommodation. This fine example is further enhanced by: good size mature gardens, dining room and an attached garage. A short walk to Thackley duck pond and within easy reach of Buck Wood, what’s not to like? Contact Robert Watts to arrange YOUR VIEWING today.

**Offers Over £325,000**

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### **COUNCIL TAX Bradford**

Band C - with improvement indicator

### **TENURE Freehold**

### **ENTRANCE PORCH**

### **L SHAPED HALLWAY**

### **LIVING ROOM 17'2" x 10'6" (5.23m x 3.2m)**

With two windows overlooking the rear garden

### **KITCHEN 10'8" x 8'8" (3.25m x 2.64m)**

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

### **DINING ROOM 10'3" x 8'1" (3.12m x 2.46m)**

Provides access to snug / bedroom

### **SNUG / BEDROOM 11'4" x 10'4" (3.45m x 3.15m)**

Sliding patio doors to rear garden

### **BEDROOM 1 12' (3.66) plus robes x 8'7" (2.62)**

Built in mirror door wardrobes

### **BEDROOM 2 10'9" x 8' (3.28m x 2.44m)**

### **SHOWER ROOM** Shower cubicle, vanity washbasin, WC

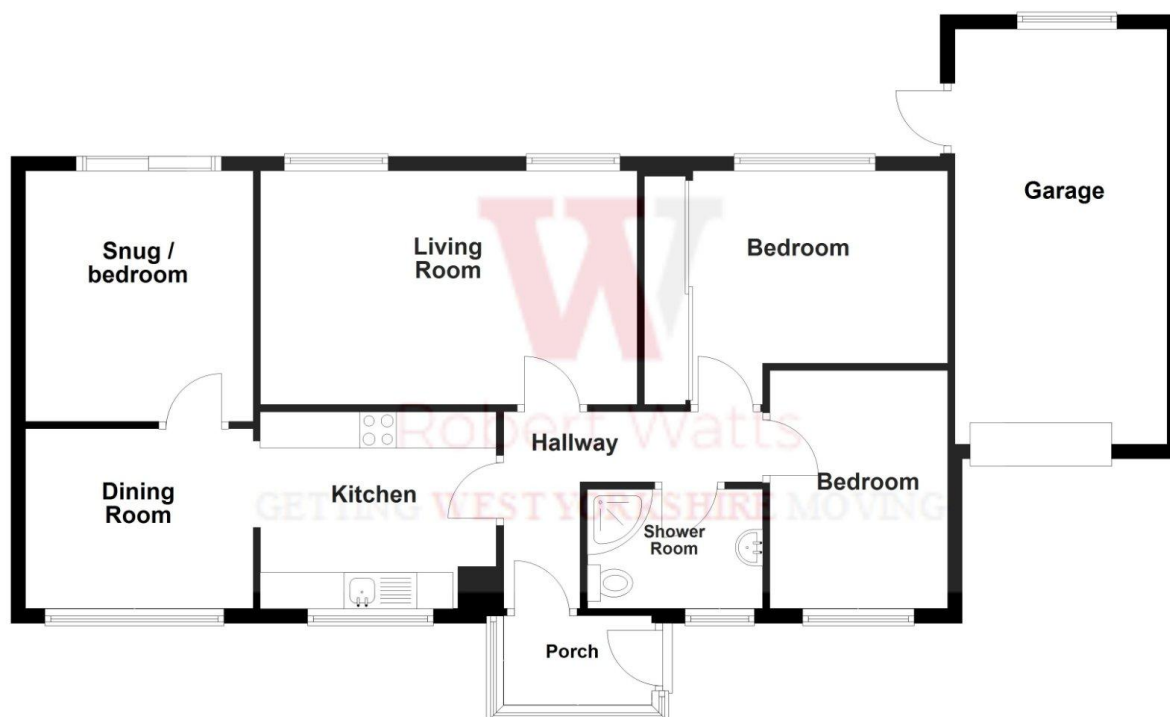
### **OUTSIDE** Drive to attached garage, good size rear garden incorporating lawn and ample paved patio, pleasant garden to front

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



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 78 C      |
| 55-68 | D             | 66 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |