



7 Chat Hill Road, Thornton, Bradford, BD13 3AP

**** FANTASTIC CORNER PLOT POSITION ** CHAIN FREE ** SPACIOUS SEMI DETACHED BUNGALOW ** TWO BEDROOMS ** GARDENS TO THREE SIDES ** GARAGE ** CONSERVATORY **** This well presented bungalow has been well maintained and briefly comprising: side entrance porch leading through to the hallway which provides access to the loft via a pull down ladder. lounge, kitchen which opens out to the conservatory which overlooks the rear garden. Two good size bedrooms, modern shower room and driveway with off road parking and a garage to the rear. Additional benefits include GCH (boiler fitted 2025), UPVC DG and recently installed alarm system. Situated in a popular location with transport links and local amenities within easy reach. There is plenty of scope to extend the property (subject to the necessary planning consents).

£225,000

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SIDE ENTRANCE PORCH

Leads through to the hallway

HALLWAY

Access to the loft via pull down ladder, power and light

LOUNGE 14'6" x 11' (4.42m x 3.35m)

Feature fireplace housing gas fire

KITCHEN 9'5" x 8'10" (2.87m x 2.7m)

Fitted kitchen with a range of wall and base units, sink unit, plumbing for washer and space for free standing appliances. This opens through to the conservatory

CONSERVATORY 11'5" x 7'7" (3.48m x 2.3m)

A lovely room which overlooks the well stocked gardens to the rear

BEDROOM ONE 11' x 11'11" (3.35m x 3.63m)

BEDROOM TWO 8'6" x 9'2" (2.6m x 2.8m)

Fitted wardrobes

SHOWER ROOM

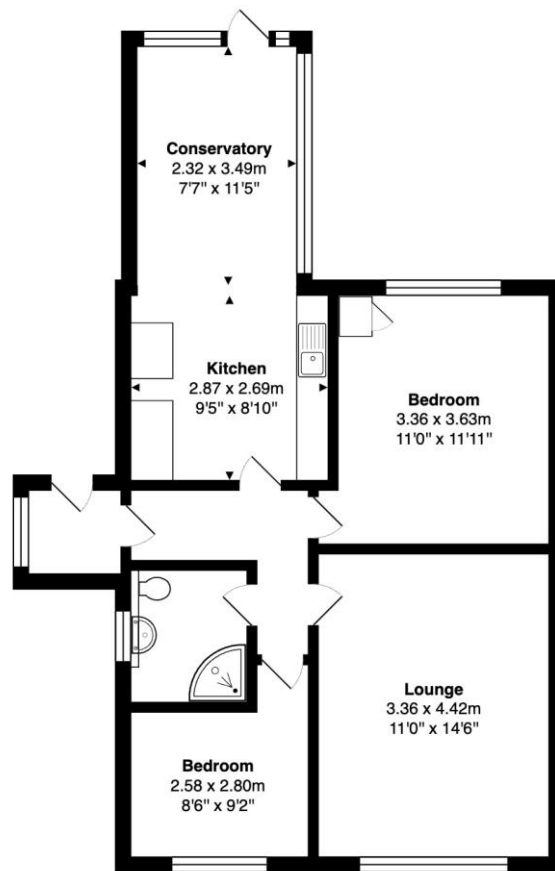
Corner shower cubicle, vanity style sink and w/c

OUTSIDE

Sat on an enviable plot with large gardens to three sides that have mature shrub borders. Driveway to the rear leadings to a garage.

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

Total Area: 60.4 m² ... 650 ft²

All measurements are approximate and for display purposes only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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