



1 Thoresby Grove, Off Hollybank Road, Bradford, BD7 4QW

**** VIEWING ADVISED ** POPULAR STYLE OF SEMI DETACHED ** POTENTIAL FOR EXTENSION** (subject to permissions). Situated within this residential area in a cul de position, close to many amenities, schools and commute to city centre. The property is well presented throughout and briefly comprises: entrance hallway, lounge and sitting room with separate kitchen. **THREE BEDROOMS** and family bathroom. Externally, are lawned gardens to the front and rear with driveway leading to detached garage. **VIEWING ADVISED**

£210,000

T 01274 601119 **E** wibsey@robertwatts.co.uk **W** robertwatts.co.uk
Wibsey Office: 140 High Street, Wibsey, BD6 1JZ

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ENTRANCE HALLWAY

LOUNGE 10'11" x 10'9" (3.33m x 3.28m)

Formal reception room with feature fireplace housing gas fire

SITTING ROOM 10'11" x 10'6" (3.33m x 3.2m)

Family room with feature fireplace housing gas fire

KITCHEN 9'4" x 5'1" (2.84m x 1.55m)

Selection of wall and base units, worktops sink and drainer. Freestanding cooker and large pantry area

FIRST FLOOR

Landing area

BEDROOM ONE 10'4" x 11'10" (3.15m x 3.6m)

BEDROOM TWO 10'4" x 9'7" (3.15m x 2.92m)

Fitted wardrobes

BEDROOM THREE 8'10" max x 5'9" (2.7m max x 1.75m)

BATHROOM

Family bathroom with shaped bath, shower over and screen. Sink and W.C

OUTSIDE

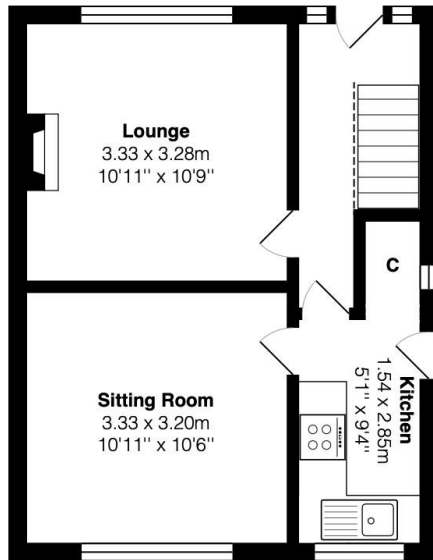
Good size lawned gardens to the front and rear. Driveway leading to garage

BUYER DISCLAIMER

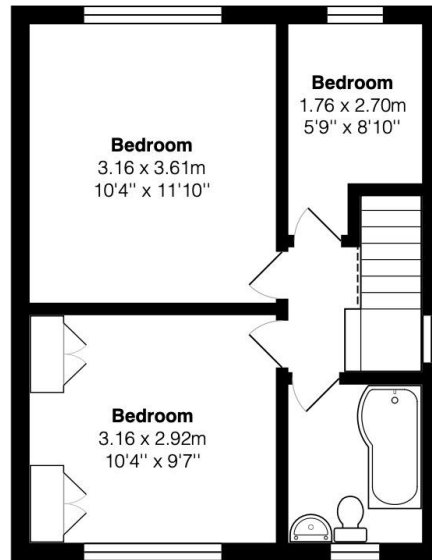
Please note if you proceed with an offer on this property, we are obliged to undertake mandatory Anti Money Laundering checks on behalf of HMRC. All estate agents have to do this by law and we outsource this process to our compliance partners Credas who charge a fee for this service.

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

Total Area: 66.9 m² ... 720 ft²

All measurements are approximate and for display purposes only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		

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