



## 60 Hughendon Drive, Thornton, Bradford, BD13 3AU

£215,000

- LINK DETACHED BUNGALOW
- LARGE 28' TANDEM GARAGE
- POPULAR CUL-DE-SAC
- OFF-ROAD PARKING
- UPVC DOUBLE GLAZING
- TWO DOUBLE BEDROOMS
- SOME UPDATING REQUIRED
- GARDENS FRONT & REAR
- GAS CENTRAL HEATING
- EARLY VIEWING ADVISED

# 60 Hughendon Drive, Bradford BD13 3AU

**\*\* TWO BEDROOM LINK DETACHED BUNGALOW \*\* 28' TANDEM GARAGE \*\* CORNER PLOT \*\* GAS CH & UPVC DG \*\* OFF-ROAD PARKING \*\*** Bronte Estates are delighted to offer for sale this true bungalow located in a sought-after cul-de-sac in Thornton. Although some updating is required, the property could be moved straight in to and offers the prospective purchase a blank canvas to modernise to their own taste. Briefly comprising of: Hallway, Lounge, Dining-Kitchen, two Bedrooms & Bathroom. Gardens front and rear, plus a large attached 28' garage, offering further potential. Early viewing is advised, be quick with this one!



Council Tax Band: C



### **Entrance Hall**

A side entrance double door leads into the hallway with doors off to all rooms, storage cupboard, central heating radiator and a hatch to the loft space.

### **Lounge**

14'4 x 11'9

Large picture window to the front elevation, a modern fire surround with an electric coal effect fire and a central heating radiator.

### **Dining-Kitchen**

10'9 x 8'6

Fitted with a range of base and wall units with work surfaces over and splashback tiling. Gas cooker point, plumbing for a washing machine, stainless steel sink & drainer and a window to the rear overlooking the garden. Central heating radiator and space for a dining table & chairs.

### **Bedroom One**

12'0 x 11'0

Fitted with a good range of wardrobes and cupboards to two walls. Window to the rear elevation and a central heating radiator.

### **Bedroom Two**

10'0 x 7'0

Window to the front elevation and a central heating radiator.

### **Shower Room**

Modern walk-in shower enclosure with a glass screen and an electric shower, pedestal washbasin and a low flush WC. Window to the side elevation and a central heating radiator.

### **Garage**

28'3 x 8'6

A large tandem garage stretching the full length of the house. 'Up and Over' door to the front and a UPVC entrance door from the rear garden. Power & Light.

### **External**

To the front of the property is an open-plan driveway and a garden area with raised flower beds, gravelled areas, mature shrubs and planting. A gate to the side leads to the side entrance door. The rear garden is well

proportioned and consists of fenced boundaries, a paved patio seating area, flowerbeds, mature shrubs and trees. Also enjoying distant rural views. Ample space to extend to the rear or add a conservatory STPP.

### **Please Note**

Energy Certificate and Floor Plan to follow.







## Directions

## Viewings

Viewings by arrangement only.  
Call 01274884040 to make an appointment.

## EPC Rating:

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	