

**8 Thoresby Grove, Bradford, BD7 4QW**

**£179,500**

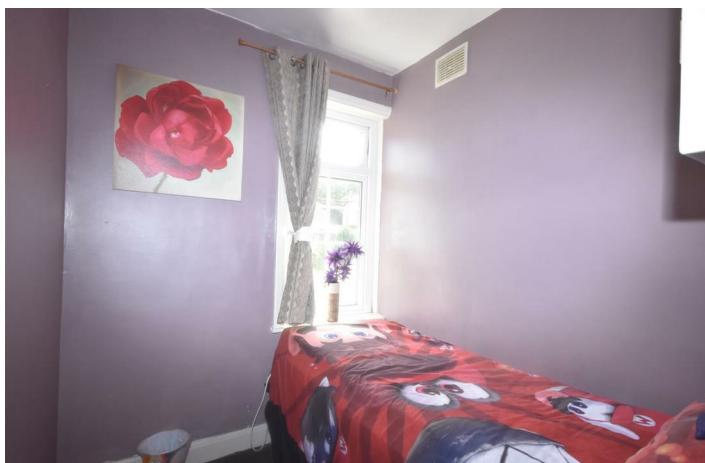
- SEMI-DETACHED PROPERTY
- THREE BEDROOMS
- ENCLOSED GARDEN TO THE REAR
- UPVC DOUBLE GLAZING
- FAMILY SIZE HOME
- TWO RECEPTION ROOMS
- DRIVEWAY PARKING TO THE FRONT
- GAS CENTRAL HEATING
- POPULAR RESIDENTIAL LOCATION
- VIEWING HIGHLY RECOMMENDED

# 8 Thoresby Grove, Bradford BD7 4QW

Well presented THREE BEDROOM SEMI-DETACHED family home with TWO RECEPTION ROOMS, plenty of OFF ROAD PARKING, large enclosed GARDEN to the rear. This property is located in a popular residential location and must be viewed before its gone! Having gas central heating, UPVC double glazing, two reception rooms & kitchen to the ground floor, plus three bedrooms and a bathroom to the first floor. CALL 01274884040 TO BOOK A VIEWING TODAY!



Council Tax Band: B



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#### **FRONT ENTRANCE PORCH**

White UPVC double glazing leading into...

#### **ENTRANCE VESTIBULE**

Central heating radiator, stairs to first floor.

#### **LOUNGE**

13' x 12'1

Central heating radiator, window to the front. Archway with sliding doors leading to...

#### **DINING ROOM**

10'10 x 9'1

Fitted gas fire, storage cupboards to the chimney recess, window to the rear.

#### **KITCHEN**

7'5 x 7'2

Fitted base & wall units, contrasting work surfaces, one & a half bowl stainless steel sink & drainer with mixer tap, part tiled walls, exterior door, central heating radiator. Walk-in pantry with plumbing for an automatic washing machine and shelving.

#### **FIRST FLOOR LANDING**

Fitted storage cupboard, central heating radiator, window to the side.

#### **BEDROOM ONE**

12'4 x 8'9

Fitted wardrobes to the length of one wall, central heating radiator, window to the front.

#### **BEDROOM TWO**

10'1 x 8'8

Fitted wardrobe, central heating radiator, window to the rear.

#### **BEDROOM THREE**

7'1 x 6'1

Fitted storage cupboard, central heating radiator, window to the front.

#### **BATHROOM**

7'3 x 6'1

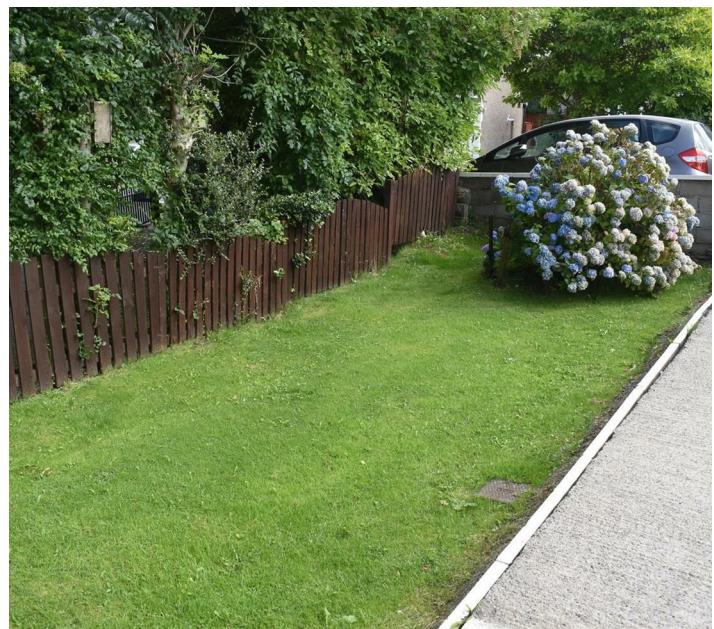
Three piece suite in white comprising; panelled bath with electric shower above & shower mixer tap, glass shower screen, pedestal wash basin, low flush WC, fitted airing cupboard, chrome central heated towel rail, window to the rear.

#### **EXTERIOR**

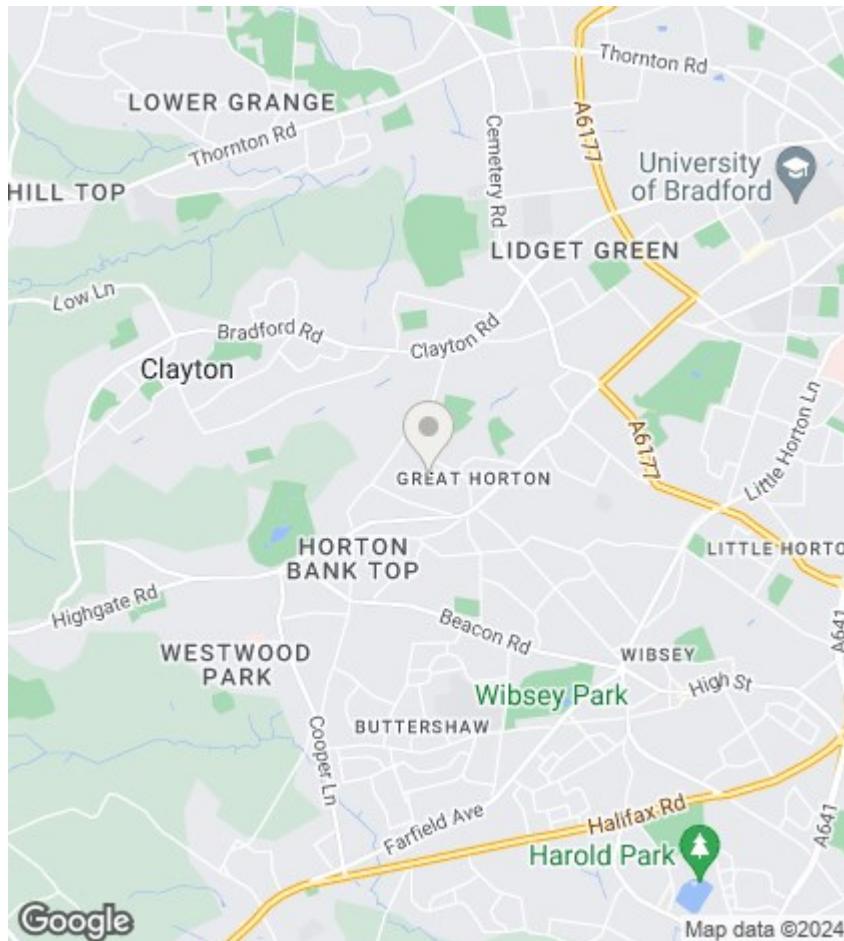
Drive/ parking to the front & side. Lawn with mature flowers, fence & wall boundary., Large rear garden with lawn, paved patio seating area and fenced boundary.

#### **LOFT**

Access to a fully boarded loft with a pull down loft ladder, sky light window and electric lighting.







## Directions

## Viewings

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

## EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	