



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

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**** 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! This property also comes with the added bonus that the vendor has opted for **PREMIUM CONVEYANCING** to speed up the transaction following offer acceptance.



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. Centra 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.

PREMIUM CONVEYANCING

The vendors have opted to provide a legal pack for the sale of their property which includes a set of searches. The legal pack provides upfront the essential documentation that tends to cause or create delays in the transactional process.

The legal pack includes

- Evidence of title
- Standard searches (regulated local authority, water & drainage & environmental)
- Protocol forms and answers to standard conveyancing enquiries

The legal pack is available to view in the branch prior to agreeing to purchase the property. The vendor requests that the buyer buys the searches provided in the pack which will be billed at £360 inc VAT upon completion. We will also require any purchasers to sign a buyer's agreement.







Directions

Viewings

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

EPC Rating:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(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	

