



## 17 Thorpe Road, Thornton, Bradford, BD13 3AT

£265,000

- DETACHED TWO BEDROOM TRUE BUNGALOW
- CONSERVATORY TO THE REAR
- ADJOINING OPEN FIELDS
- DRIVEWAY & 25' GARAGE
- GAS CENTRAL HEATING & UPVC DG
- TWO RECEPTION ROOMS
- LARGE REAR GARDEN
- STUNNING RURAL OUTLOOK
- MODERN FITTED KITCHEN
- HIGHLY DESIRABLE POSITION



# 17 Thorpe Road, Bradford BD13 3AT

**\*\* SPACIOUS TWO BEDROOM DETACHED BUNGALOW \*\* STUNNING RURAL VIEWS TO THE REAR \*\* TWO RECEPTION ROOMS PLUS CONSERVATORY \*\* 25' TANDEM GARAGE \*\*** This superb bungalow on the sought after Thorpe Road in Thornton is sure to be popular. Set on a large plot with a breathtaking open outlook to the rear and briefly comprising of: Entrance Hall with doors off to all rooms, Lounge, Dining Room, Conservatory, a modern fitted Dining Kitchen, two Bedrooms, Loft space and a family Bathroom. Offering 'ready to move in' accommodation, off-road parking and a large attached garage. Be quick with this one!



Council Tax Band: D



### **Entrance Hall**

A well proportioned hallway with doors off to all rooms, fitted storage, access to the loft space and a central heating radiator.

### **Lounge**

25'11" x 14'9"

Lounge area and an archway to the Dining Room. Bay window to the front elevation, marble fireplace with an inset living flame gas fire, three wall light points and a central heating radiator. Open to:

### **Dining Room**

Sliding patio doors leading to the conservatory and a central heating radiator.

### **Conservatory**

10'9" x 7'10"

A white UPVC conservatory with sliding patio door leading to the rear garden. Affording delightful open views.

### **Dining-Kitchen**

11'9" x 8'6"

A modern fitted kitchen with a good range of fitted base and wall units, laminated work surfaces and contrasting splash-backs. Integrated appliances include a double electric oven & grill, halogen hob and an extractor above. There is plumbing for washing machine and a dishwasher, the central heating boiler and windows to both the rear and side elevations, plus a door to the rear garden. Central heating radiator.

### **Loft**

A large part-boarded loft space, accessible from the hallway via a drop-down ladder.

### **Bedroom One**

11'9" x 11'1"

Two double fitted wardrobes, fitted cupboards, window to the front elevation and a central heating radiator.

### **Bedroom Two**

12'1" x 7'10"

Window to the side elevation and a central heating radiator.

### **Bathroom**

Comprising of a shower cubicle with an electric shower, washbasin with mixer tap and storage below, low flush WC and a heated towel rail. Two windows to the rear elevation and a central heating radiator.

### **External**

To the front of the property is an open plan driveway with off-road parking and access to the garage, lawn and flowerbeds. Secure, lockable gates at both sides of the property lead to the rear. The large rear garden consists of a paved patio seating area, flowerbeds, mature shrubs and a sizeable lawn. Adjoining open fields to the rear and a fenced boundary.

### **Garage**

An attached 25' long Tandem Garage with an 'up and over' door to the front and a door giving access to the rear garden. Will accommodate two average size cars. Also offers potential for conversion STPP.

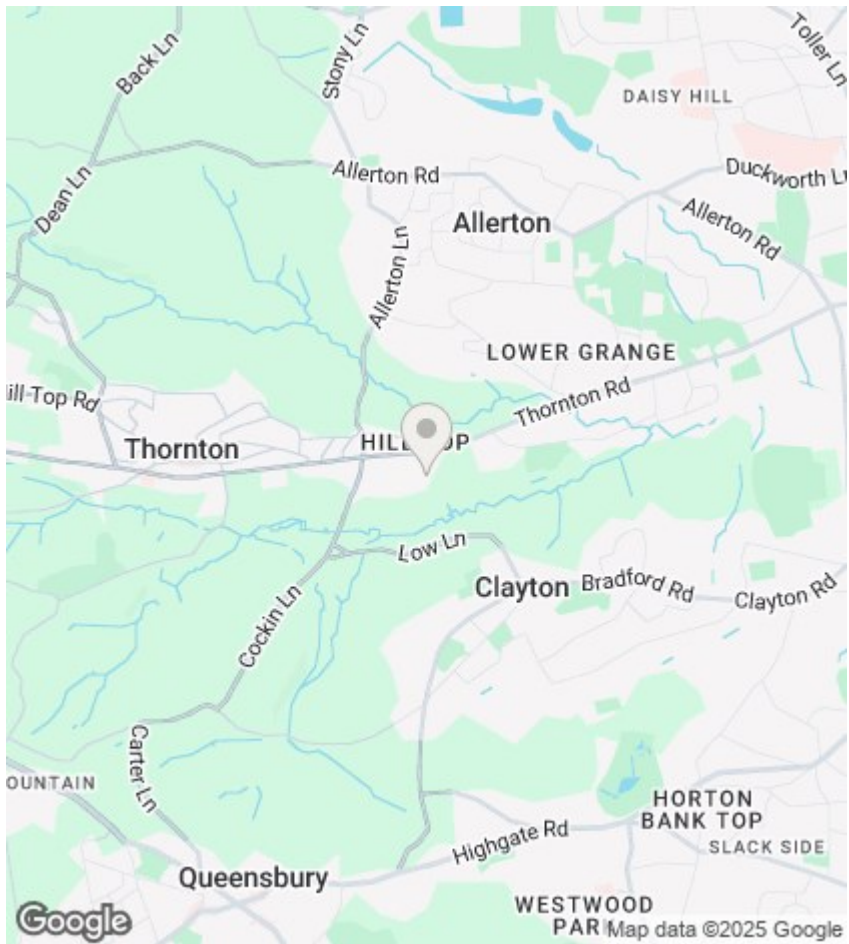












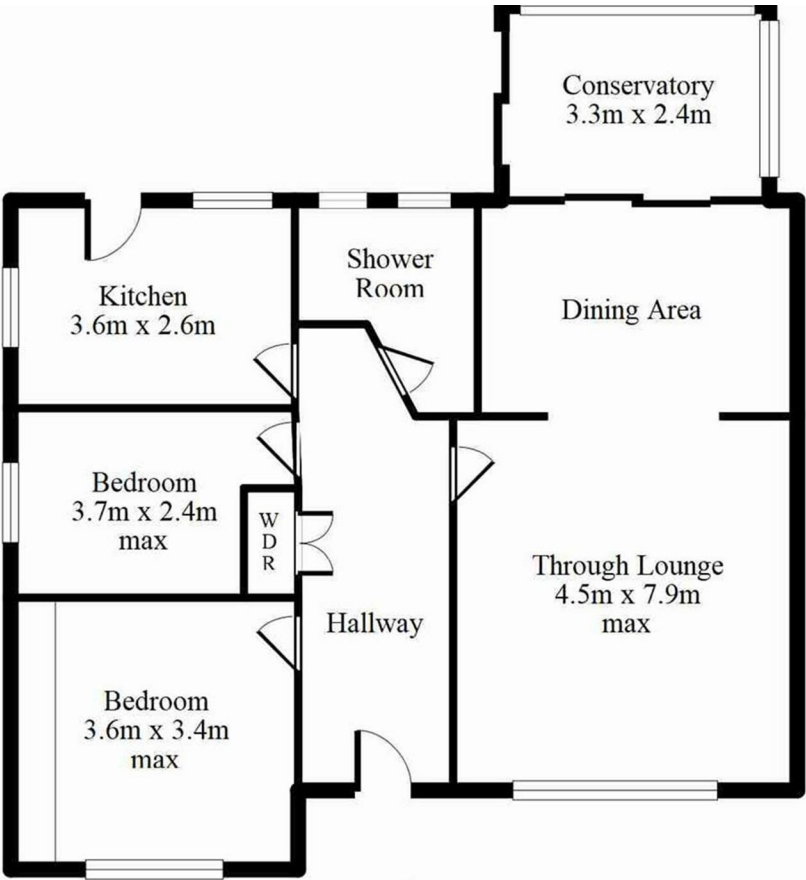
## Directions

## Viewings

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

**EPC Rating:**  
D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>		
(55-68) <b>D</b>	64	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Every attempt has been made to ensure this floor plan is accurate, however their accuracy is not guaranteed. The floorplan is for illustrative purposes and should be used in that context. GEPMS 2025