



## 2 Thorpe Avenue

- FOUR/FIVE BEDROOM SEMI DETACHED
- WELL PRESENTED
- LARGE DINING KITCHEN
- TWO RECEPTION ROOMS

**£290,000**

EPC Rating '66'







## Property Description

**\*\* EXTENDED FOUR/FIVE BEDROOM SEMI DETACHED  
\*\* SUPERB CONDITION \*\* RURAL VIEWS \*\* GATED  
DRIVEWAY \*\* 28' DINING KITCHEN \*\*** This lovely family home offers well presented accommodation and ticks all the boxes! Located in a cul-de-sac position just off Thornton Road and is well placed for local schools and amenities. Further benefitting from: gas central heating, UPVC double glazing, modern kitchen & bathrooms, two reception rooms, four good-sized bedrooms, two bathrooms and a well-kept, landscaped garden and a driveway for 2-3 cars. Briefly comprising of: Hallway, Lounge, Sitting Room, large Kitchen-Dining Room, Four Bedrooms, Ensuite & Family Bathroom. Gardens & Off-road parking.



### HALLWAY

13' 2" x 5' 8" (4.01m x 1.73m) Stairs lead off to the first floor, central heating radiator, exterior front door and a leaded side window. Door to the kitchen.





#### KITCHEN/DINER

28' 5" x 9' 7" narrowing to 7' 8" (8.66m x 2.92m) A large open plan kitchen dining room with designated dining area and a fully fitted kitchen. The kitchen comprises of a good range of fitted base and wall units, laminated work-surfaces and splash-back wall tiling. Integrated appliance include a fridge freezer, dishwasher, double electric oven and grill, five ring gas hob and an extractor above. Stainless steel one and half bowl sink and drainer with mixer tap, two windows to the rear elevation and a window to the side along with an exterior door. Separating the kitchen and the dining area is a breakfast bar with cupboards and a wine/beer fridge below. Two central heating radiators, double doors to the lounge, door to the hall and a door to the sitting room. Laminate flooring throughout.



#### LOUNGE

12' 9" x 11' 7" (3.89m x 3.53m) The lounge benefits from a bay window to the front elevation with distant views across fields towards Clayton and a cast iron decorative fireplace with a modern surround and granite hearth. Spotlights to the ceiling, two wall light points and a central heating radiator.

#### SITTING ROOM

12' 3" x 9' 3" (3.73m x 2.82m) A multi-purpose room with French doors and windows to the front elevation and a window to the side. Utility cupboard with plumbing for washing machine and space for a tumble dryer. Laminate flooring and a central heating radiator. This room could be utilised as a fifth bedroom if required.



#### FIRST FLOOR

'U' shape landing area with open spindle balustrade and access to a part-boarded loft space via a drop-down ladder.

#### BEDROOM ONE

12' 6" x 12' 6" (3.81m x 3.81m) Window to the front elevation with pleasant views, central heating radiator, laminate flooring and a door to the ensuite.



#### ENSUITE

6' 9" x 5' 9" (2.06m x 1.75m) Three piece suite comprising of a shower cubicle with glass door and electric shower, washbasin set in a modern vanity unit with storage below and a push-button WC. Fitted cabinets with inset mirror and spotlighting plus a chrome heated towel rail. Window to the front elevation.





#### BEDROOM TWO

10' 1" x 9' 8" (measurement taken from the wardrobe front) (3.07m x 2.95m) Fitted with wall sliding door fitted robes providing ample storage, window to the rear, central heating radiator and laminate flooring.

#### BEDROOM THREE

10' 6" x 9' 5" (3.2m x 2.87m) Window to both the side and rear elevations, central heating radiator and laminate flooring. This room also has a modern bowl-style washbasin.

#### BEDROOM FOUR

10' 0" x 9' 5" (3.05m x 2.87m) Window to the front elevation, central heating radiator and laminate flooring.



#### EXTERNAL

To the front of the property is a driveway with wrought-iron gates and parking for 2-3 cars, lawned area with well-stocked flowerbeds, mature shrubs and trees. At the side of the property is a raised flowerbed and a pathway to the rear. The rear garden is fully enclosed and consists of a flagged patio areas, decked areas, seating area with pergola, flowerbed, garden pond and a fenced boundary.

#### GARAGE/STORE

To the rear of the house is a useful detached store room that was previously a garage (no vehicle access). Side entrance door, power, light and a UPVC window.



#### PURCHASE DETAILS:

*Please note that the services & appliances have not been tested & the property is sold on that basis.*

Once you are interested in purchasing this property, ideally call in person or telephone this office to discuss your offer, we would suggest that this is done before contacting a bank, building society or solicitor as any delay could result in the property being sold to someone else and any survey and legal fees being unnecessarily incurred.



**VALUATION:** If you are thinking of selling your home, why not contact one of our offices now for a FREE VALUATION strictly without any obligation. Contact us on Bradford (01274) 880019.



