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for Five Decades



Robert Watts

Incorporating Watts Chartered Surveyors

AN UNRIVALLED PROFESSIONAL PROPERTY RELATED SERVICE

Property Specialists
in Bradford and Beyond



53 Thorndene Way, Westgate Hill, Bradford, BD4 0SW

LOVELY GARDENS: Superb DETACHED situated on this ever popular, small cul de sac development, with pleasant gardens to front, side and rear. The very well presented property provides 3 BEDROOMS and is conveniently located within easy access to the motorway networks and within commuting distance of Leeds and Bradford. Further features include from Gas Central Heating, uPVC Double Glazing, Conservatory and Garage. **MUST BE VIEWED TO APPRECIATE.**

Comprises of an Entrance Hall, Lounge, Dining Kitchen, Conservatory, 3 Bedrooms and Bathroom.

£199,950

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SIDE ENTRANCE HALL

Composite door.

LOUNGE 16'1" x 12'7" (4.90m x 3.84m)

Attractive feature fireplace with gas fire.

DINING KITCHEN 15'9" x 11'3" narrowing to 7'6" (4.80m x 3.43m narrowing to 2.29m)

Well equipped fitted kitchen with a range of base and wall units, worktops and sink unit. Integrated fridge, freezer and dishwasher. Built in oven, hob and extractor fan. Tiled flooring. uPVC French doors leading to the Conservatory.

CONSERVATORY 12'6" x 8'0" approximate (3.81m x 2.44m approximate)

Conservatory in uPVC with a pitched roof. uPVC French doors leading to the garden.

LANDING

Built in airing cupboard. Access to part boarded loft via pull down loft ladder.

MASTER BEDROOM 14'9" x 7'8" maximum (4.50m x 2.34m maximum)

DOUBLE BEDROOM 2 9'5" x 9'4" (2.87m x 2.84m)

BEDROOM 3 9'5" x 6'3" (2.87m x 1.91m)

BATHROOM/W.C 6'3" x 6'0" (1.91m x 1.83m)

Splendid modern bathroom suite with fitted Vanity sink unit and fitted shower. Tiled walls and flooring. Heated towel rail.

OUTSIDE

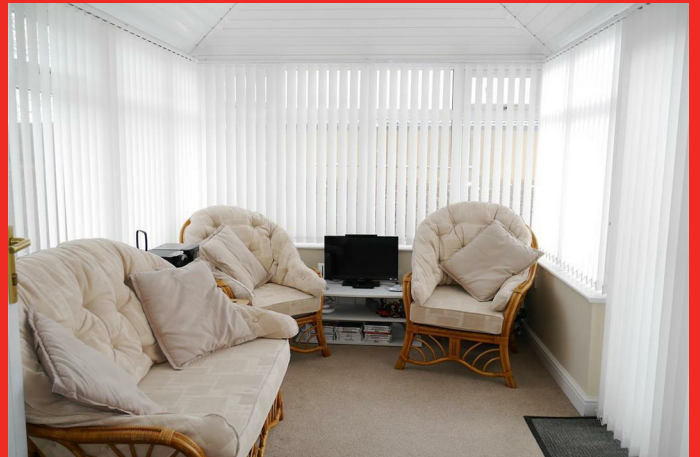
Occupying a cul-de-sac position, with enviable larger than average gardens to the front, side and rear. Garden to the front, driveway to the side allowing parking for up to 3 cars. GARAGE. Pleasant enclosed garden to the rear with patio terrace.

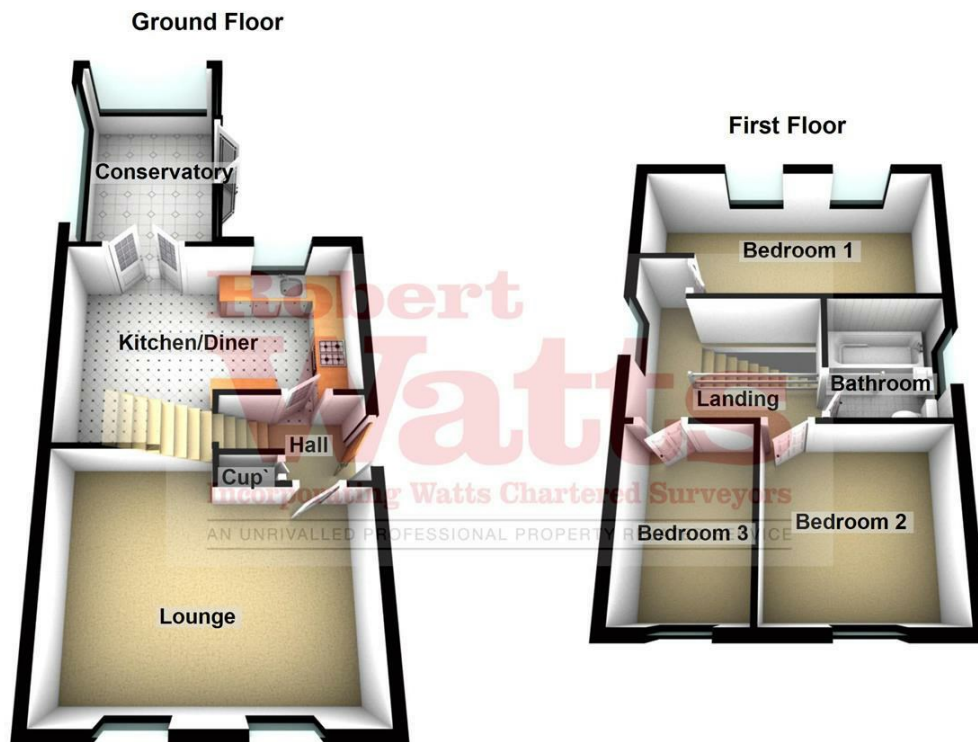
DIRECTIONS

From our office in Birkenshaw proceed up Bradford Road and turn right into North View Road. At the junction turn right into Westgate Hill Street then right into Thorndene Way. Follow the cul de sac round to the left and the property can be found on the right hand side.

The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order.

Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance you should obtain independent verification, or we will be pleased to check them for you. these sales particulars do not constitute a contract or part of a contract.





Please note this floor plan is not to scale and should not be relied on as a basis to purchase this property.
Plan produced using PlanUp.

53 Thorndene Way

