MARTIN S.
ESTATE AGENTS
LONSDALE







Baddeley Gardens, Thackley,

Asking Price

£209,950

NO CHAIN

GOOD SIZE BAY SEMI-DETACHED
MUCH SOUGHT AFTER LOCATION
GCH & WORCESTER BOSCH BOILER
GARDENS FRONT & REAR
SUPERB FAMILY HOME
SMALL CUL-DE-SAC POSITION
2 RECEPTIONS & UPVC DG CONSERVATORY
ALARMED
DRIVE WITH GARAGE
NO CHAIN

490 Leeds Road, Thackley, Bradford, West Yorkshire, BD10 8JH TEL: 01274 622073 FAX: 01274 620570
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GOOD SIZE BAY SEMI-DETACHED SITUATED IN THIS MUCH SOUGHT AFTER PART OF THACKLEY * CUL-DE-SAC POSITION * 2 RECEPTIONS * REAR CONSERVATORY * MODERN FITTED KITCHEN * SUPERB MODERN BATHROOM IN WHITE * UPVC DG * GCH * ALARMED * FRONT & REAR GARDENS * DRIVE AND DETACHED GARAGE * OFFERED FOR SALE WITH NO UPWARD CHAIN * SOME COSMETIC WORK TO BE DONE AS SOME NEW WINDOWS HAVE BEEN FITTED PLUS NEWLY RE-PLASTERED IN PARTS * 3/4 BOARDED LOFT WITH DROP DOWN LADDER * GREAT YOUNG FAMILY HOME *



Here we have a good size bay semi-detached situated in this sought after cul-de-sac offering accommodation planned around an entrance hallway, bay lounge, dining room leading to fitted kitchen in beech, upstairs are 3 bedrooms, modern fitted bathroom, gch, alarmed, Upvc dg, front & rear gardens, drive and old style asbestos garage. Overall, this is a great young family home being situated close to all local schools and good communication links for Leeds/Bradford. New cafes, bars and restaurants are all within a short walking distance. NO CHAIN. VIEWING ESSENTIAL.



Entrance: Upvc dg outer French doors lead into a tiled floor vestibule, inner Upvc dg door leads into the hallway, stairs, radiator, thermostat control, under stairs storage cupboard with the alarm panel.



Lounge: 5.02m x 3.47m (16'5 x 11'4). Upvc dg bay window to front, radiator, stone fireplace with free standing dog grate living flame coal gas fire.
Dining Room: 3.71m x 3.06m (12'2 x 10'0). Upvc dg window to rear, radiator, recessed stainless steel gas fire.



Kitchen : 3.68m x 2.38m (12'0 x 7'9). Range of fitted wall & base units in beech, work tops with tiling above, extractor over a stainless steel cooker with gas hob and electric oven cupboard housing the Worcester Bosch ch boiler, plumbed for an auto-washer, stainless steel sink, integrated dishwasher, space for a tall boy fridge freezer, Upvc dg door leads onto:-
Upvc dg Conservatory: Side door.

Landing & Stairs: Side frosted Upvc dg window.

Bedroom 1: 5.25m x 3.47m (17'2 x 11'5). Upvc dg bay window to front, radiator.
Bedroom 2: 3.66m x 3.08m (12'0 x 10'1). Upvc dg window to rear, radiator.
Bedroom 3: 3.29m x 1.98m (10'9 x 6'5). Upvc dg window to front, radiator, access into the roof space with drop down ladder and is 3/4 boarded.

Bathroom: 2.36m x 2.28m (7'8 x 7'5). Three piece suite in white with shower screen and thermostatically controlled shower unit over the bath, half tiled to walls and fully tiled to the floor in slate effect, frosted Upvc dg window to rear, inset ceiling lights,extractor, heated chrome towel rail.

Externally: To the front is a block feature front garden and walling. Side

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drive leads to the dated asbestos detached single garage, water tap. Gated access leads onto the SW facing rear garden with a flagged patio, lawned garden, patio area behind the garage.

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