

Ornella's Estates

PROUDLY INDEPENDENT



13 Beech Close
, Bradford, BD10 0AB

Price £240,000



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INTRODUCTION

Nestled in a peaceful cul-de-sac in the sought-after Thackley area, this charming three-bedroom semi-detached home has been lovingly maintained for many years and is now ready for its next chapter. Offering fantastic potential to extend, it boasts a spacious south-facing rear garden – perfect for relaxing, gardening, or entertaining family and friends.

Step inside to find a welcoming lounge/diner, ideal for cosy evenings or family gatherings, and a well-equipped fitted kitchen, a double bedroom and a generous family bathroom featuring a corner bath, providing comfort and practicality for everyday living. Upstairs, there are two further well-proportioned bedrooms

Outside, the property continues to impress. A neatly kept front garden and a private driveway lead to a detached garage, offering ample parking and storage. The jewel of this home is the expansive rear garden – beautifully maintained and bathed in sunlight. With a patio seating area and a large lawn framed by mature flowers and shrubs, it's a haven for outdoor enjoyment and summer get-togethers.

Benefiting from a chain-free position, this delightful home offers an exciting opportunity to create your dream living space in a desirable location. Don't miss the chance to view – contact us today to arrange a viewing and experience all this wonderful property has to offer.

WHAT OUR VENDORS SAY

This property has been our family home for more than 60 years. I was one when our parents moved into this house and my sister was born here. It has been a home filled with love, fun and laughter, with wonderful memories of family celebrations, christenings and weddings. It is a place to put down roots. No one lived in this house before us and to whoever moves into this house it will become not only your home but your happy place.

LOCATION

Nestled in the northern reaches of Bradford, West Yorkshire, Thackley is a charming suburb that seamlessly blends rich history with modern amenities. The community is anchored by educational institutions like Thackley Primary School, which caters to children aged 3 to 11 and has been rated 'Good' by Ofsted. Another primary school Idle C of E rated outstanding in 2014. For secondary education, Immanuel College serves the area, providing a continuum of learning for local students.

The heart of Thackley beats around Thackley Corner, where residents and visitors can find a variety of shops, including a dry cleaner, butcher, and newsagent, as well as several hair salons. The area boasts three public houses: The Great Northern, The Commercial Inn, and the micropub The Black Rat, offering cozy spots for socializing. Another micropub, The Ainsbury, is conveniently located at the intersection of Thackley Road and Crag Hill Road, opposite the Thackley Methodist Church.

Sports enthusiasts can cheer on Thackley A.F.C., the local football club established in 1930, which plays home matches at the 'Thank You Key Workers Stadium at Dennyfield'. Thackley Cricket Club is at the bottom of Anisbury Avenue. Nature lovers will appreciate the proximity to Buck Wood, a haven for wildlife and outdoor activities, maintained by the dedicated efforts of the Friends of Buck Wood group. For the fisherman amongst you the River Aire and Leeds Liverpool Canal is a short walk away. With its blend of educational facilities, local businesses, recreational opportunities, and community spirit, Thackley offers a welcoming and vibrant environment for all.

HOW TO FIND THE PROPERTY

SAT NAV BD10 0AB

ACCOMMODATION

FAMILY LOUNGE/DINING ROOM

31'5" x 11'3" max (9.60 x 3.44 max)

This is a lovely light and airy spacious family lounge/dining room. Comprising Upvc double glazed door to the front elevation. Upvc double glazed windows to the front elevation. Large window to the rear elevation overlooking the beautiful garden. Gas fire. Two double radiators.

FITTED KITCHEN

7'10" x 6'9" (2.41 x 2.07)

Comprising a wide range of fitted wall and base units with laminate worktops over. Upvc double glazed window to the rear elevation overlooking the garden. Upvc double glazed door to the rear leading into the garden. Points for washing machine and fridge freezer, cooker. Double radiator.

INNER HALLWAY

Comprising stairs to first floor. Upvc double glazed window to the rear elevation. Doors to:

BEDROOM.1.

10'10" x 9'9" (3.31 x 2.99)

A lovely double bedroom comprising Upvc double glazed window to the front elevation. Radiator.

Tel: 01943 661506

BEDROOM.2.

9'5" x 7'10" fitted wardrobes (2.88 x 2.39 fitted wardrobes)
Comprising Upvc double glazed window to the rear elevation overlooking the garden. Fitted wardrobes. Radiator.

STORE ROOM/OFFICE

6'5" x 5'7" (1.96 x 1.72)

This could be whatever you want and is a great space for storage, or an office for people that work from home or even a 2nd bathroom. Comprising Upvc double glazed window to the side elevation. A brand new full central heating system including the boiler was installed in September 2024.

BEDROOM.3.

8'10" fitted wardrobes x 11'1" (2.70 fitted wardrobes x 3.38)

Another lovely double bedroom comprising Upvc double glazed window to the front elevation. Fitted wardrobes. Radiator.

HOUSE BATHROOM

8'7" x 5'11" (2.64 x 1.82)

Comprising Upvc double glazed window to the side elevation. Corner bath with thermostatic shower over. Low level w.c. Wash hand basin. Part tiled walls. Storage cupboard. Radiator.

OUTSIDE

DRIVEWAY/GARAGE

To the front of the property there is a driveway providing ample off street parking leading to a detached garage with up and over doors, power and light.

FRONT GARDEN

The front garden is a pattern of flags with coloured slates and pebbles designed for easy maintenance with a border of heather to one side.

REAR GARDEN

The jewel of this home is the expansive rear garden – beautifully maintained and bathed in sunlight. With a patio seating area and a large lawn framed by mature flowers and shrubs, it's a haven for outdoor enjoyment and summer get-togethers. There is also a garden shed. Great for those enthusiastic gardeners.

ESTATE AGENCY SERVICES DECLARATION

Ornella's Estates would normally offer all clients, applicants and prospective purchasers a full range of Estate Agents Services, including valuations, sales services, in house mortgage services and solicitors. We would normally be entitled to commission or fees for such services. The reason we do this is so that the transaction runs smooth and causes less stress for all our clients. You have the option to opt out.

PROPERTY OMBUDSMAN

ORNELLA'S ESTATES IS A MEMBER OF THE PROPERTY OMBUDSMAN SCHEME

MORTGAGES

DO YOU NEED A MORTGAGE? OUR MORTGAGE ADVISORS CAN SEARCH THE WHOLE OF THE MARKET FOR YOU, MAKING IT EASY AND A ONE STOP SHOP. WE WOULD LOVE TO HELP YOU. IF YOU WOULD LIKE ASSISTANCE WITH YOUR MORTGAGE REQUIREMENTS, PLEASE DO NOT HESITATE TO ASK A MEMBER OF THE TEAM.

BROCHURE

PLEASE NOTE THAT THE BROCHURE HAS BEEN PREPARED BY ORNELLA'S ESTATES. HOWEVER, THE PROFESSIONAL PHOTOGRAPHY, FLOORPLAN AND EPC HAS BEEN DONE BY A PROFESSIONAL PHOTOGRAPHER ASHLEY KAY OF PROPERTY FLASH.



Road Map



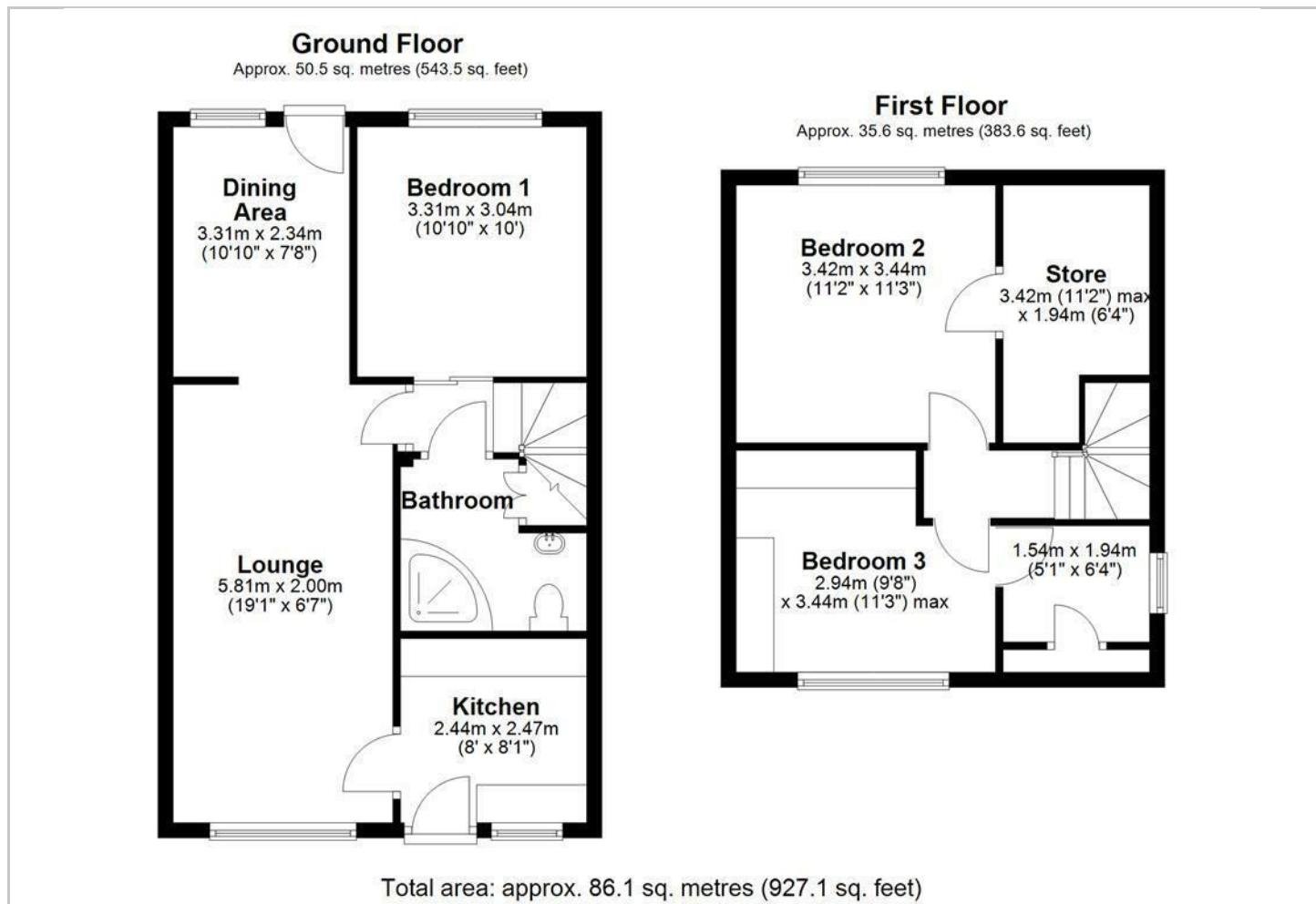
Hybrid Map



Terrain Map



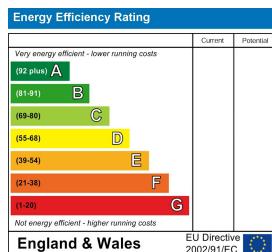
Floor Plan



Viewing

Please contact our Ornella's Estates Office on 01943 661506 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.