

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Sunnybank Grove

Thornbury, Bradford, BD3 7DJ

£275,000



Council Tax: D



# 23 Sunnybank Grove

Thornbury, Bradford, BD3 7DJ

£275,000



- Easy access to Farsley, Calverley and Pudsey
- Good local schools and amenities
- Integrated garage and off-street parking
- Kitchen with dining space, natural light
- Bright bay-window reception room
- Patio doors opening to garden
- Utility area and separate WC
- Two double bedrooms with wardrobes
- Bathroom with bath and separate shower
- Wrap-around garden with greenhouse and outbuilding

This charming and individual two-bedroom split-level detached bungalow offers a wonderful blend of space, practicality and character, making it a lovely home for buyers looking for something a little bit different. The main living accommodation is accessed via external steps to the front of the property, while internal stairs lead down to the lower ground level, where there is a useful utility area, downstairs WC and integrated garage.

Step inside and you are welcomed into a bright and cheerful LIVING ROOM, where a beautiful bay window allows natural light to pour in, while a feature fireplace creates a warm and homely focal point. Patio doors open directly onto the garden, giving the room a lovely connection to the outside space and making it ideal for relaxing, entertaining or enjoying views over the greenery.

The KITCHEN is well planned and full of natural light, offering a range of high and low storage units, integrated appliances and space for dining. With views to the front, it provides a pleasant and practical everyday space, while the separate UTILITY area and downstairs WC add excellent convenience for modern living.

Both BEDROOMS are generous doubles and benefit from built-in wardrobes, providing fantastic storage without compromising on floor space. The BATHROOM is also well appointed, featuring a separate bath and shower cubicle, sink and toilet unit, additional cupboard storage and partial tiling.

Externally, the property continues to impress with a delightful wrap-around private GARDEN, offering plenty of outdoor space to enjoy. Whether you are a keen gardener, enjoy summer entertaining or simply like having peaceful outside areas to relax in, this garden has plenty to offer. There is also an outbuilding, greenhouse and PARKING.

The surrounding area offers a great mix of green spaces, walking and cycling routes, nearby parks and everyday amenities. Farsley, Pudsey and Calverley are all within easy reach, each offering a variety of shops, cafés, pubs and local services, helping to create a friendly and convenient lifestyle.

With its bright interiors, generous garden space, useful storage and well-balanced accommodation, this lovely home is likely to appeal to a range of buyers seeking a welcoming property in a convenient and well-regarded location.

Tel: 0113 257 6198

## DINING KITCHEN

17'10" x 12'2" (5.44m x 3.72m)

## LIVING ROOM

18'0" x 12'7" (5.50m x 3.86m)

## ENTRANCE HALL

6'3" x 4'5" (1.92m x 1.36m)

## HALLWAY

## BEDROOM ONE

11'7" x 11'1" (3.55m x 3.40m)

## BEDROOM TWO

11'7" x 10'4" (3.55m x 3.17m)

## BATHROOM

8'0" x 7'6" (2.46m x 2.30m)

## UTILITY ROOM

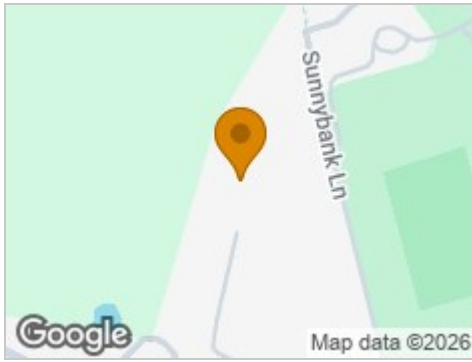
14'2" x 12'11" (4.32m x 3.94m)

## GARAGE

18'4" x 11'3" (5.60m x 3.44m)



## Road Map



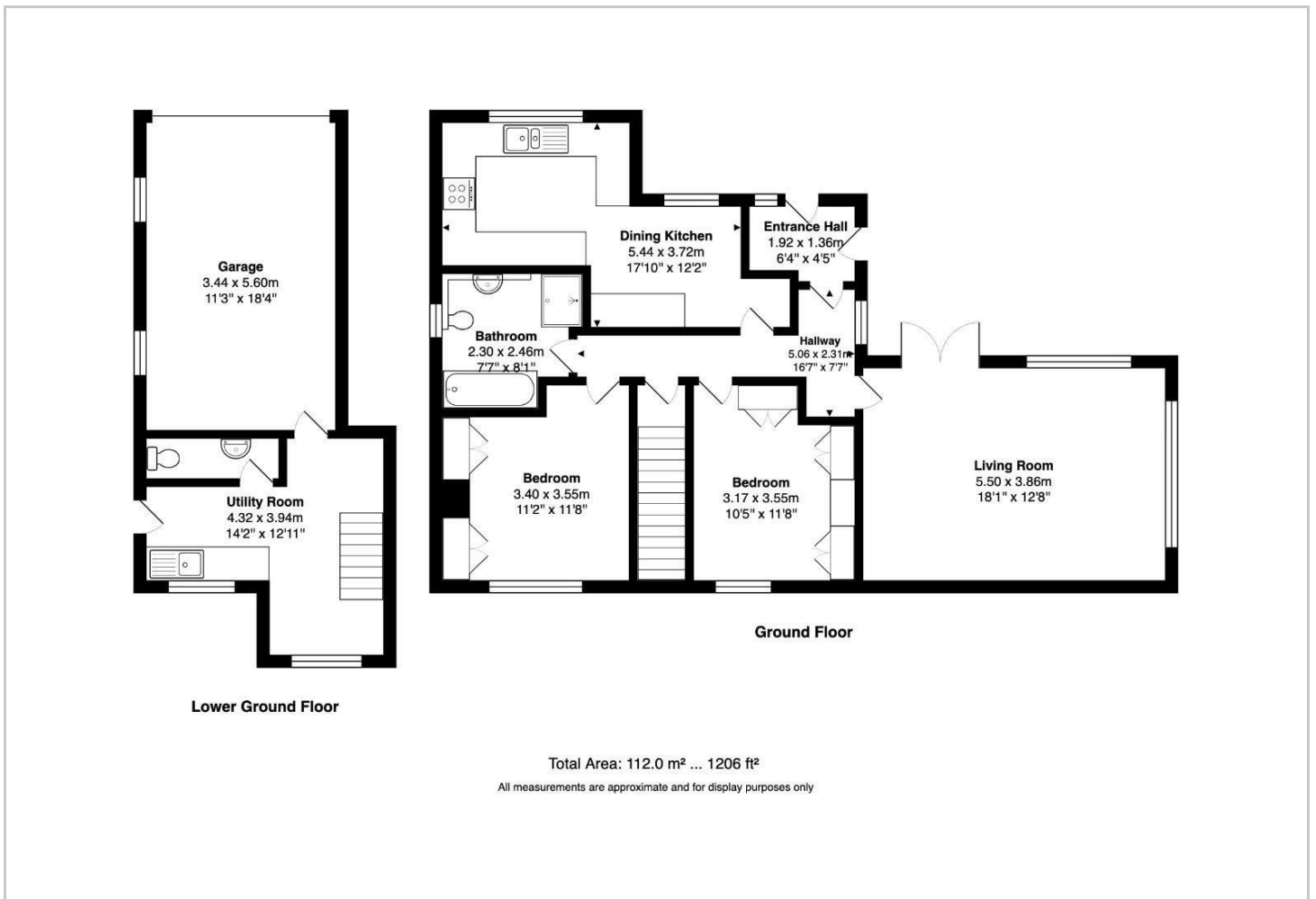
## Hybrid Map



## Terrain Map



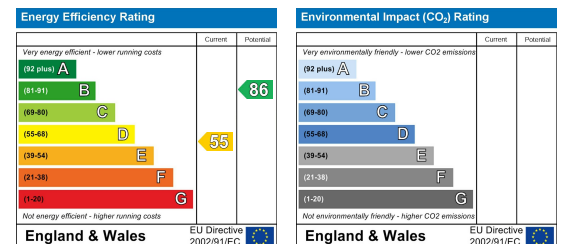
## Floor Plan



## Viewing

Please contact our Hunters Pudsey Office on 0113 257 6198 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.