

# HUNTERS®

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## Carrick Drive

Thornbury, Bradford, BD3 7FD

£200,000



# 67 Carrick Drive

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£200,000



- Three bedroom modern style terraced house
- Attention first time buyers and families
- Stylish accommodation over three floors
- Stunning kitchen/diner
- Guest cloakroom
- Main bedroom with en suite
- Two allocated parking spaces
- Generous garden to rear
- Close to local amenities and transport links

A brilliant opportunity to purchase this deceptively spacious THREE BEDROOM END TERRACED house situated in BD3 and close to an excellent range of local amenities and transport links. Showcasing well presented and stylish accommodation over three floors, the property includes a stunning KITCHEN/DINER, GUEST W/C, MAIN BEDROOM with EN SUITE, TWO ALLOCATED PARKING SPACES and a wonderful fully enclosed GARDEN to the rear. Sure to appeal to a range of buyers in particular FIRST TIME BUYERS, COUPLES and FAMILIES, early viewing is advised to fully appreciate this fantastic home!

Having both GAS FIRED CENTRAL HEATING and PVC DOUBLE GLAZING, the property briefly comprises: ENTRANCE HALL with stairs rising to the first floor. A stunning KITCHEN/DINER which showcases an excellent range of shaker style wall and base units with contrasting colours and quartz worktops, a central island, tiled flooring, integrated extractor hood and space for a range cooker, American style fridge/freezer, washing machine, dryer and dishwasher. There is also space for a dining table and chairs and access to a GUEST W/C. The LIVING ROOM is a wonderful size and has French doors leading out to the garden.

To the first floor, there are TWO bedrooms and a house bathroom. BEDROOM TWO, located to the rear, is a double sized room and BEDROOM THREE is a comfortable single sized room, ideal for a home office or children's bedroom. The BATHROOM has a three piece suite with an overhead mains powered shower and part tiled walls.

Stairs from the first floor landing lead to the second floor where BEDROOM ONE can be found which is a superb sized double room with two Keylight windows offering a beautiful outlook. There is a useful storage cupboard and access to the loft space via pull down ladder which is partly boarded and fully insulated. The EN-SUITE has a shower cubicle with overhead electric shower and one Keylight window.

Externally, there are TWO ALLOCATED PARKING SPACES to the front and the property benefits from being within an extremely well maintained development. To the rear, the garden is fully enclosed by fencing and has a patio area ideal perfect for relaxing. The garden has been landscaped and enjoys some raised beds and access to the side.

The location of the property offers excellent commuting links to both Leeds and Bradford centres as well as having a range of shops and amenities nearby including a supermarket, gym and cinema.

## ENTRANCE HALL

### KITCHEN/DINER

18'02 x 9'45 (5.54m x 2.74m)

### LIVING ROOM

12'87 x 12'43 (3.66m x 3.66m)

### GUEST W/C

6'81 x 3'08 (1.83m x 1.12m)

### LANDING

### BEDROOM TWO

12'87 x 12'31 (3.66m x 3.66m)

### BEDROOM THREE

11'09 x 6'22 (3.58m x 1.83m)

### BATHROOM

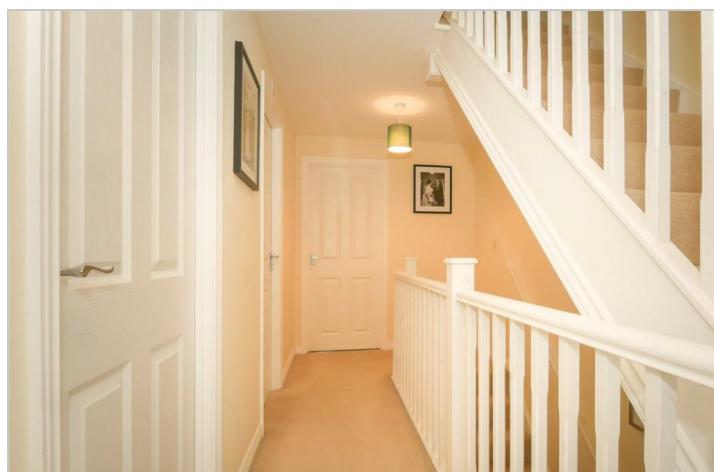
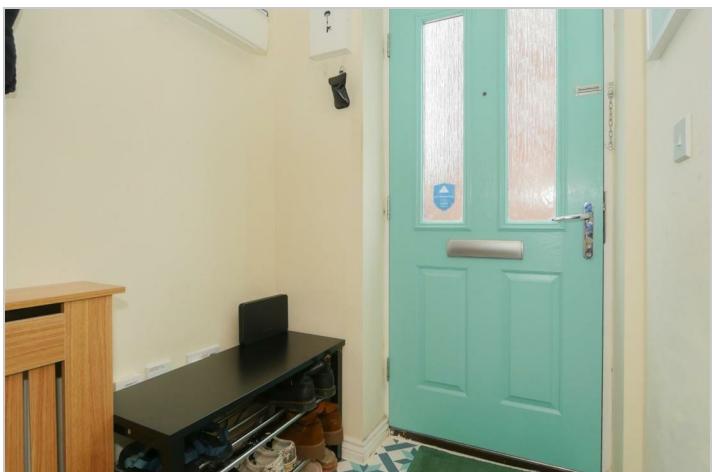
6'73 x 6'23 (1.83m x 1.83m)

### BEDROOM ONE

17'97 x 12'95 (5.18m x 3.66m)

### EN-SUITE

10'45 x 9'32 (3.05m x 2.74m)



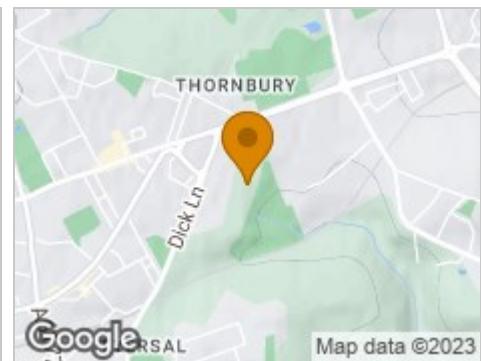
## Road Map



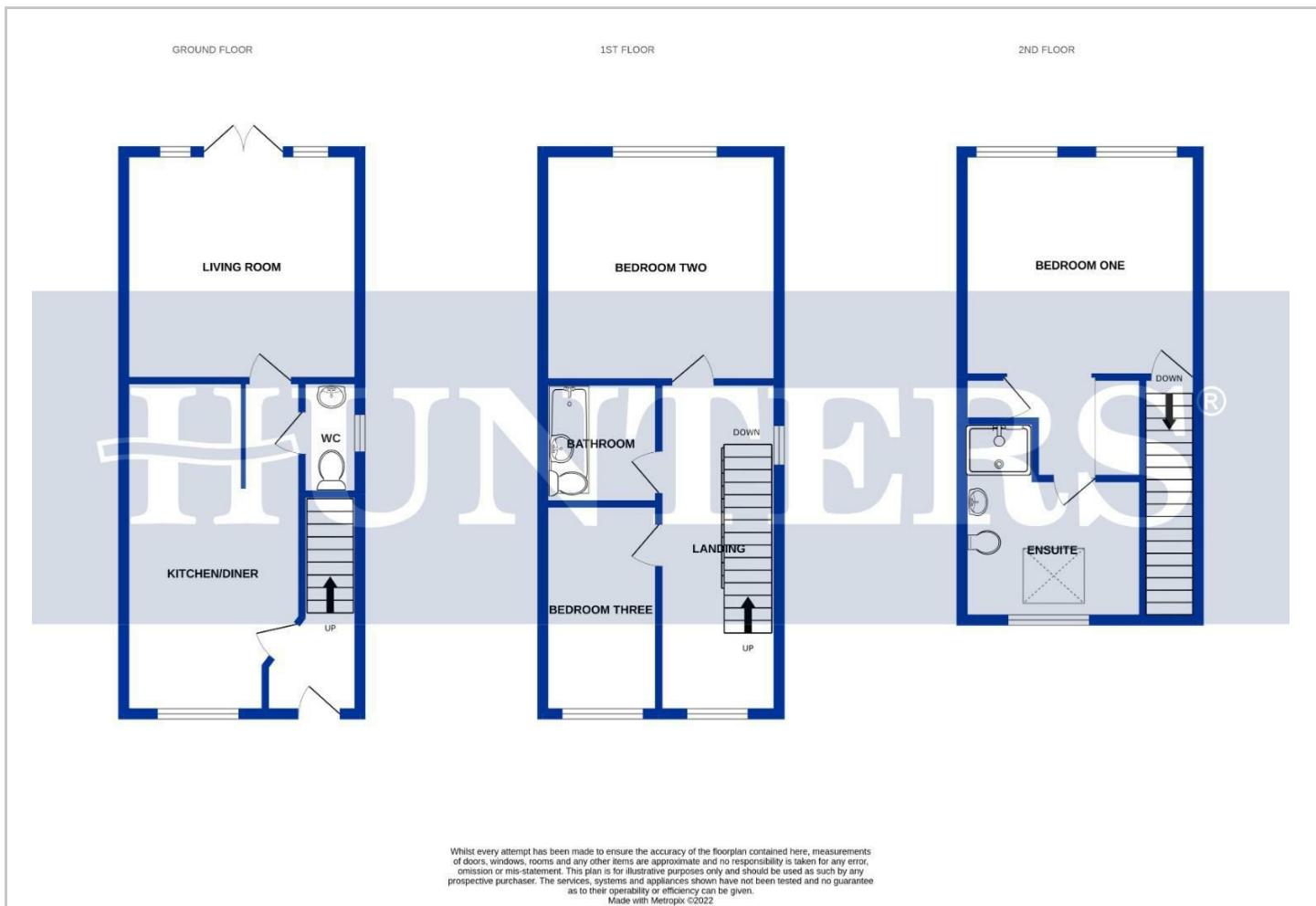
## Hybrid Map



## Terrain Map



## Floor Plan

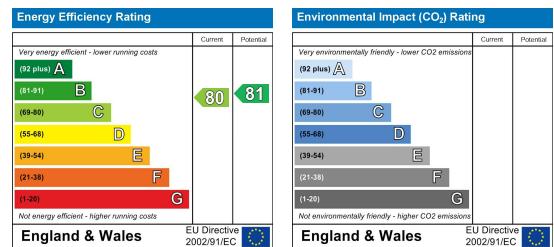


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows and rooms in the house are approximate and no guarantee is given for any inaccuracy, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## 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.