



28 Back Field, Thornton, Bradford, BD13 3EX

£112,500

- SPACIOUS TWO BEDROOM MID-TERRACE
- GAS CENTRAL HEATING
- GARDEN TO THE FRONT
- BACKWATER LOCATION
- TWO DOUBLE BEDROOMS
- THROUGH BY LIGHT
- UPVC DOUBLE GLAZING
- DECEPTIVELY SPACIOUS
- CLOSE TO VILLAGE AMENITIES

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**** SPACIOUS MID-TERRACE ** TWO DOUBLE BEDROOMS ** THROUGH-BY-LIGHT ** GAS CH & UPVC DG ** BACKWATER LOCATION **** This deceptively spacious property in Thornton will make an ideal landlord investment or a first-time buyer property. Located in a tucked-away position, with a paved garden to the front and surprisingly spacious accommodation. Briefly comprising of: Entrance Hall, Lounge, Dining Kitchen, first floor Landing, a large double Bedroom to the front and a further double Bedroom to the rear, Bathroom and loft space offering further potential. Close to amenities in Thornton village, with schools and bus routes within easy reach. Early viewing advised.



Council Tax Band: B



Entrance Hall

Stairs lead off to the first floor, central heating radiator and a door to the lounge.

Lounge

13'8 x 13'8

Stone fireplace recess, two wall light points and a window to the front elevation. Door to the cellar and a central heating radiator.

Kitchen

16'9 x 9'9

Fitted with a range of base and wall units, laminated working surfaces and splash-back wall tiling. Integrated electric oven, four ring gas hob and an extractor over. There is plumbing for a washing machine, stainless steel sink and drainer and two windows to the rear with a pleasant outlook. Ample space for a dining table and a central heating radiator.

Cellar

A useful keeping cellar providing further storage.

First Floor

Split level landing area with access to the loft space and doors to both bedrooms and the bathroom.

Bedroom One

13'6 x 13'8

Window to the front elevation, original fireplace, walk-in store cupboard and a central heating radiator.

Bedroom Two

10'5 x 9'9

Window to the rear elevation, original fireplace and a central heating radiator.

Bathroom

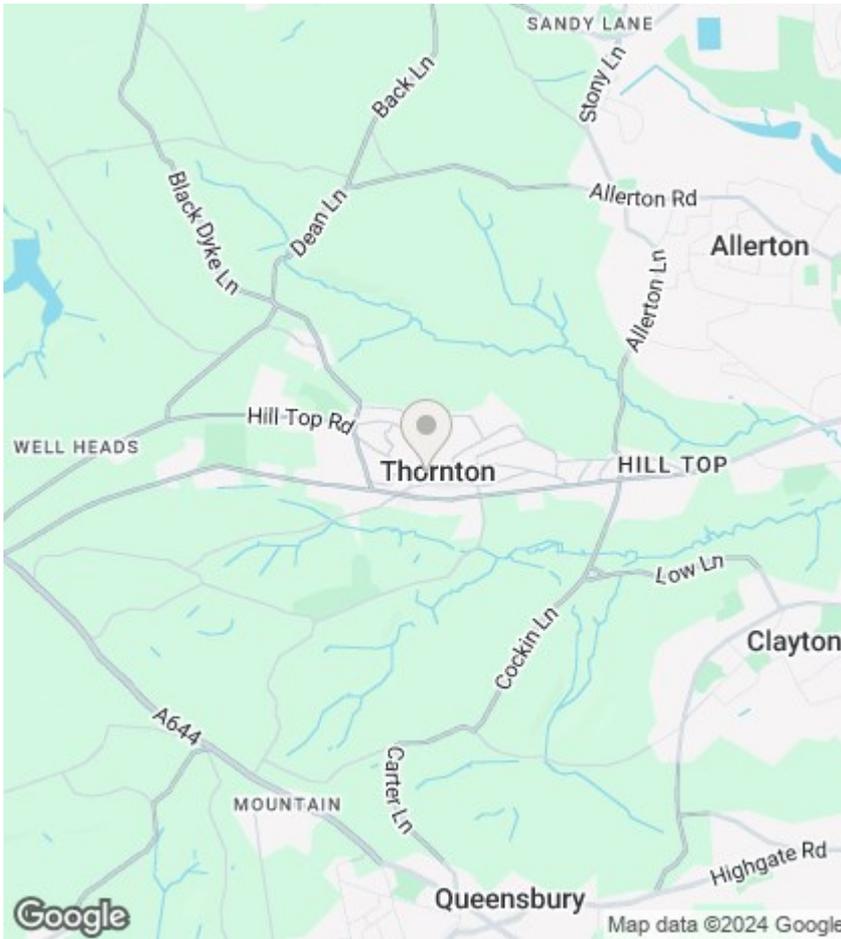
A modern white bathroom suite comprising of a panelled bath with a recently replaced electric shower over, pedestal washbasin and a push button WC. Window to the rear elevation.

External

To the front of the property is an enclosed, paved garden area with a stone wall boundary and garden gate.







Directions

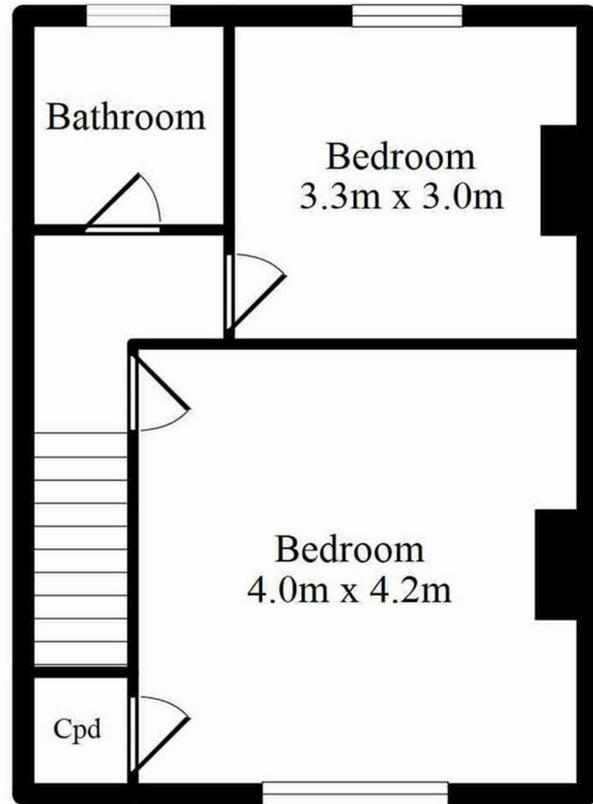
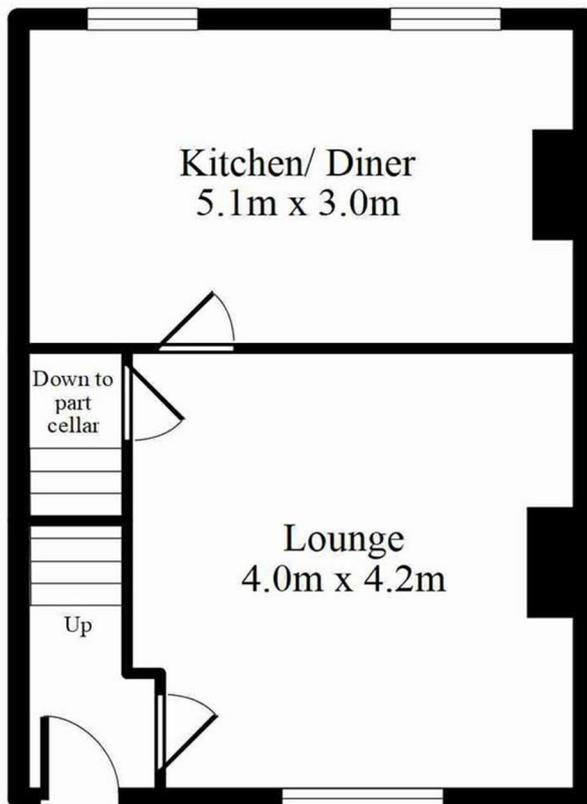
Viewings

Viewings by arrangement only.
Call 01274884040 to make an appointment.

EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C		67	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Every attempt has been made to ensure this floor plan is accurate, however their accuracy is not guaranteed. The floorplan is for illustrative purposes and should be used in that context. GFPMS 2024