



1 Upper Kipping Close, Thornton, Bradford, BD13 3NE

Fixed Asking Price £110,520

- MODERN THREE BEDROOM END TOWNHOUSE
- AFFORDABLE HOME OWNERSHIP SCHEME
- ELIGIBILITY CRITERIA APPLY
- UPVC DOUBLE GLAZING
- OFF-ROAD PARKING
- DECEPTIVELY SPACIOUS
- SPECIAL DISCOUNTED PRICE
- GAS CENTRAL HEATING
- REAR GARDEN
- SOME UPDATING REQUIRED

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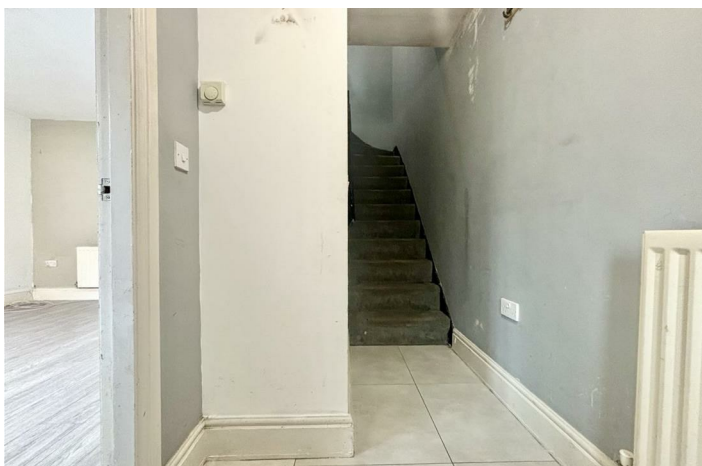
**** MODERN THREE BEDROOM TOWNHOUSE ** AFFORDABLE HOME OWNERSHIP SCHEME ****

TERMS & CONDITIONS APPLY ** AVAILABLE AT 72% OF THE CURRENT MARKET VALUE **

This deceptively spacious property in Thornton is available at a fixed price, IF YOU MEET THE ELIGIBILITY CRITERIA. Benefitting from off-road parking, enclosed rear garden, a ground floor WC and three good-sized bedrooms. Located in a good position in Thornton with local amenities within walking distance and representing excellent value for money.



Council Tax Band: B



ELIGIBILITY CRITERIA

This is a discount for sale property where 100% of the property is purchased at a discounted rate. In this case the purchaser pays 72% of the current market value. No rent is payable and staircasing is not applicable. The discount is locked into the property and is always passed on to future buyers.

You can apply to buy this home with HOME GROUP if both of the following apply:

- Your household income is less than £80,000
- You cannot afford all of the deposit and mortgage payments to buy a home that meets your needs

One of the following must also be true:

- You're a first time buyer
- You used to own a home but cannot afford to buy one now
- You're forming a new household - for example, after a relationship breakdown
- You're an existing affordable home ownership scheme owner and want to move
- You own a home and want to move but cannot afford a home for your needs

Priority will be given to those that live local to Thornton and have done so for at least 12 months. (Thornton and Allerton Electoral Ward and Bingley Rural will be given priority).

You must have a good credit score. Your application will involve an assessment of your finances by The Mortgage People.

You cannot sublet (rent out) the entire property.

Please call us if you wish to apply to purchase the property.

Hall

Tiled floor, stairs to the first floor, door to the lounge.

Lounge

13'5 x 13'2

Media wall, window to the front elevation and a central heating radiator.

Dining Kitchen

13'5 x 12'8

Fitted kitchen with a range of base and wall units, pantry/store cupboard and an under-stairs store cupboard. Integrated electric oven, gas hob, extractor and a composite sink and drainer. Tiled floor, window to the rear elevation and a door to a rear hallway and WC.

Rear Hall

Access to the rear garden, tiled floor and a central heating radiator.

WC

Ground floor WC with washbasin, window to the side elevation, tiled floor and a central heating radiator.

First Floor

Landing area with access to the loft space, airing cupboard and a central heating radiator.

Bedroom One

13'6 x 8'9

Window to the rear elevation and a central heating radiator.

Bedroom Two

13'6 x 8'9

Window to the front elevation and a central heating radiator.

Bedroom Three

10'1 x 6'10

Window to the rear elevation and a central heating radiator.

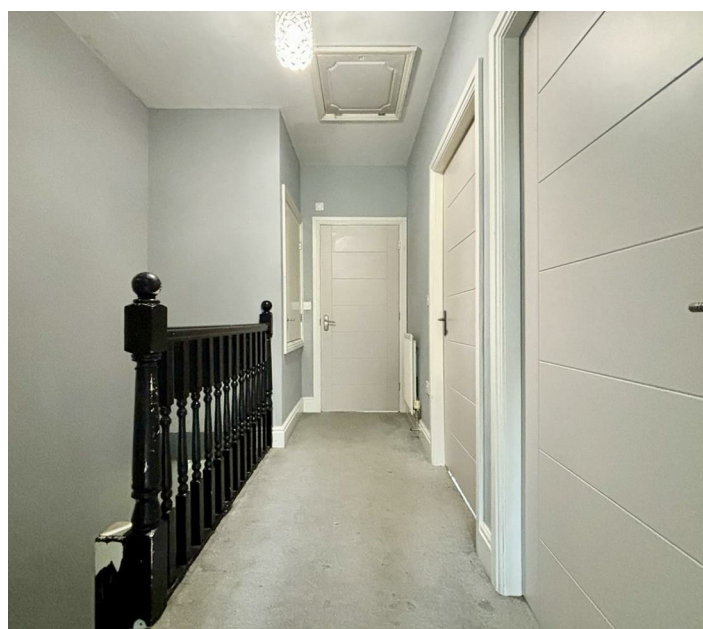
Bathroom

A fully tiled modern bathroom comprising of a bath with centre taps and a shower attachment, washbasin with storage below and a low flush WC. Chrome heated towel rail, tiled floor and a window to the front elevation.

External

To the front of the property is an off-road parking space and a large raised flowerbed. To

the rear is an enclosed garden with decking and a fenced boundary. Gate to the rear.







Directions

Viewings

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

EPC Rating:
C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		88
(69-80) C	74	
(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