



325 Thornton Road, Thornton, Bradford, BD13 3JX

£100,000

- TWO BEDROOM MID TERRACE
- SHARED COURTYARD TO THE REAR
- GAS CENTRAL HEATING
- 19' THROUGH LOUNGE
- CLOSE TO LOCAL AMENITIES
- COTTAGE STYLE PROPERTY OVER 3 FLOORS
- DOUBLE GLAZING
- 18' DINING KITCHEN
- VILLAGE LOCATION
- IDEAL FIRST TIME BUY

325 Thornton Road, Bradford BD13 3JX

**** COTTAGE STYLE MID-TERRACE PROPERTY ** SET ACROSS THREE FLOORS ** THORNTON VILLAGE LOCATION **** This deceptively spacious property offers a large 19' living room and a modern 18' dining kitchen. Enjoying gas central heating, UPVC double glazing and a very convenient position with bus routes on the doors step and Thornton village with a primary school and bustling high street just minutes walk away. Thornton is famed for its Bronte connections and benefits from a variety of shops, country walks, cafe's, park, art gallery and so much more! An ideal first time buy or landlord investment.



Council Tax Band: A



LOUNGE

19'0 x 11'9

A spacious reception room with windows to both the front and rear elevations, and open stairs off to the first floor and lower level kitchen. Two central heating radiators and a fireplace with an electric fire.

KITCHEN

18'1 x 10'7

A surprisingly spacious basement kitchen with ample space for a dining table and designated kitchen space. The kitchen area has modern base and wall units with laminated working surfaces and matching upstands. There is an integrated electric oven, gas hob and an extractor above. Plumbing for a washing machine, black composite sink & drainer and a useful under-stairs storage area. Window and door to the rear elevation.

FIRST FLOOR

Landing area with access to the loft space and an open spindle balustrade.

BEDROOM ONE

11'6 x 7'1

Window to the front elevation and a central heating radiator.

BEDROOM TWO

8'7 x 6'6

Window to the rear elevation, central heating radiator and a useful walk-in wardrobe with clothes hanging rails.

BATHROOM

A fully tiled shower room comprising of a corner shower with mains powered shower and glass sliding doors, WC and a pedestal washbasin. Extractor and a chrome heated towel rail.

EXTERNAL

Pavement lined to the front with on road parking and to the rear is a shared courtyard area.







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	70	
(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