



## 40 Thornton Road, Queensbury, Bradford, BD13 1PF

£130,000

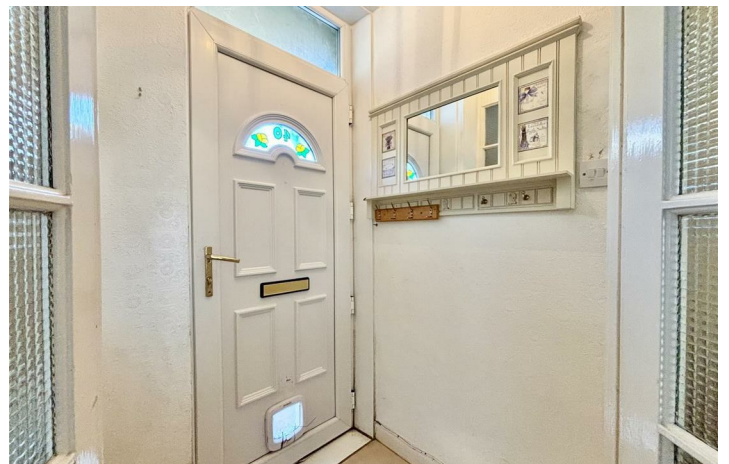
- THREE BEDROOM MID-TERRACE
- CLOSE TO OPEN COUNTRYSIDE
- SET OVER THREE LEVELS
- ONE OFF-ROAD PARKING SPACE
- CLOSE TO VILLAGE AMENITIES
- POPULAR VILLAGE LOCATION
- OPEN VIEWS TO THE REAR
- BATHROOM AND A SHOWER ROOM
- PLEASANT REAR GARDEN
- ARRANGE YOUR VIEWING NOW!

# 40 Thornton Road, Bradford BD13 1PF

**\*\* THREE BEDROOM THROUGH TERRACE \*\* TWO RECEPTION ROOMS \*\* TWO BATHROOMS \*\* UPDATING REQUIRED \*\* REAR GARDEN \*\* OFF ROAD PARKING SPACE \*\* VIEWS TO THE REAR \*\*** Bronte Estates are pleased to offer for sale this deceptively spacious mid-terrace, located in a good position in Queensbury, close to open countryside. Although some modernising is required, the property is set over three floors, enjoys open views to the rear and has parking to the front. Internally the property comprises of an entrance vestibule, kitchen, dining room with stairs to the first floor and a sizeable living room with a door to the rear garden. To the first floor is a large double bedroom, single bedroom and a shower room. To the second floor is a further double bedroom and another bathroom. Early viewing is advised, we are expecting a high demand for this sensibly priced property.



Council Tax Band: B



## GROUND FLOOR

### Entrance Vestibule

UPVC entrance door and a door to the kitchen.

### Kitchen

14'0 x 5'4

Fitted with a range of base and wall units, laminate work surfaces over and tiled splash-backs. Free-standing gas cooker, stainless steel sink & drainer, plumbing for a washing machine and the central heating boiler. Window to the front elevation. There is a glass partition separating the kitchen from the dining room that could be removed to create a large modern dining-kitchen.

### Dining Room

13'9 x 9'5

Stairs lead off to the first floor, central heating radiator, fitted cupboards, hatch with stairs down to the cellar and a door to the lounge.

### Lounge

13'9 x 12'4

A bright lounge with a feature fireplace and gas fire, central heating radiator, door to the rear porch and a window overlooking the garden.

### Rear Porch

White UPVC porch with a door out to the garden.

## FIRST FLOOR

Landing area with fitted cupboards and a door leading to the second floor.

### Bedroom One

13'9 x 12'3

Master bedroom with a fitted double wardrobe with cupboard above, central heating radiator and window to the rear elevation.

### Bedroom Two

8'8 x 5'9

A single bedroom with a window to the front and a central heating radiator.

### Shower Room

Comprising of a walk-in shower cubicle with an electric shower, washbasin and WC. Window to the front elevation and a central heating radiator.

## SECOND FLOOR

Landing area giving access to the third bedroom and bathroom. The property has a large dormer window to the rear elevation with stunning open view. A dormer could be added to the front to open up the space even further STPP.

### Bedroom Three

10'4 x 10'1

Dormer window to the rear with panoramic views, fitted wardrobe, dressing table and open shelving. Central heating radiator.

### Bathroom

Panelled bath, roof window, airing cupboard and a pedestal washbasin.

## EXTERNAL

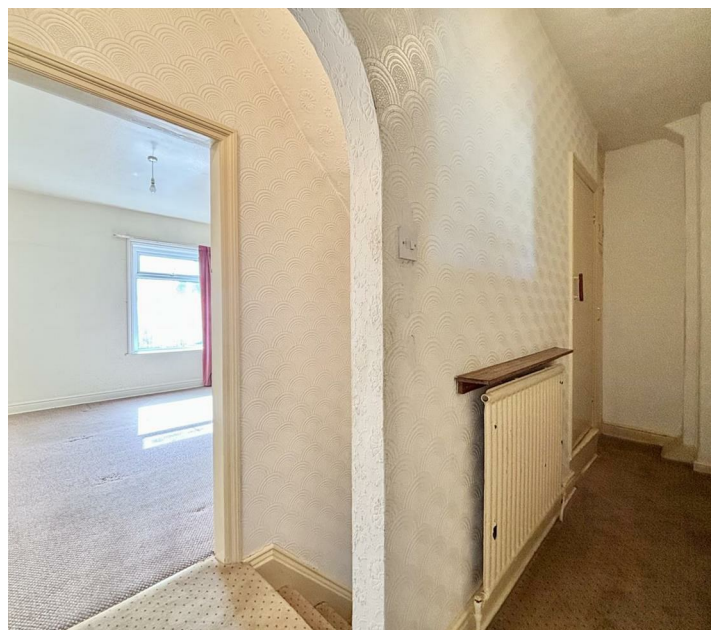
To the front of the property is one off-road parking space and further on-road parking. To the rear is a private garden with a fence boundary, gravel area, metal outdoor storage box, stone path and mature shrubs/planting.

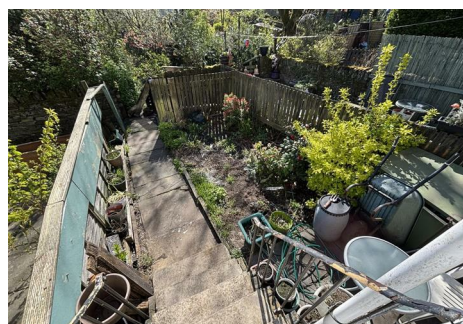
## CELLAR

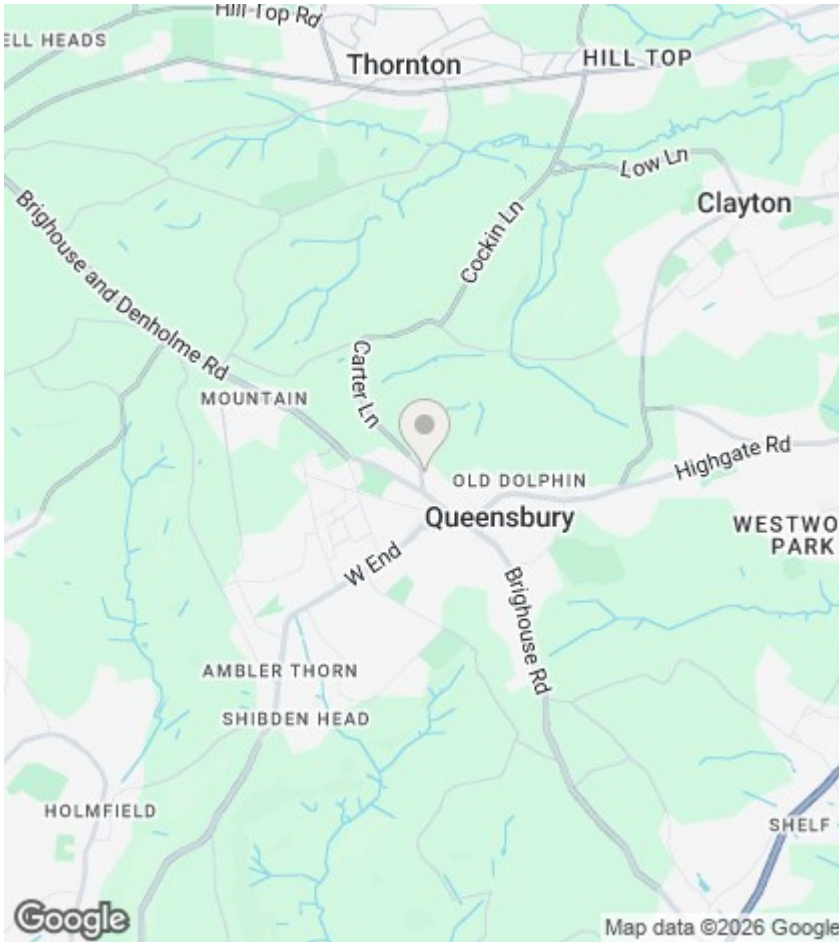
Accessed via a pull up floor hatch in the dining room. A good sized cellar with good head height, providing further storage.

## PLEASE NOTE

Energy Certificate and Floor Plan to follow.







## Directions

## Viewings

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

## EPC Rating:

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