



## 155 Sappgate Lane, Thornton, Bradford, BD13 3DY

£200,000

- THREE BEDROOM SEMI DETACHED
- GARDENS FRONT AND REAR
- GAS CENTRAL HEATING
- LOUNGE & DINING ROOM
- AVAILABLE WITH NO CHAIN
- OFF-ROAD PARKING
- SINGLE GARAGE
- POPULAR LOCATION
- CLOSE TO AMENITIES
- EARLY VIEWING ADVISED

# 155 Sappgate Lane, Bradford BD13 3DY

THREE BEDROOM SEMI DETACHED \*\* POPULAR LOCATION \*\* DRIVE, GARAGE & GARDENS \*\*  
TWO RECEPTION ROOMS \*\* Bronte Estates are pleased to offer this modern three bedroom semi,  
located on Sappgate Lane in Thornton. Benefitting from off-road parking, gas central heating, some  
new carpets & decor and is located close to village amenities and open countryside. Briefly  
comprising of: Entrance Hall, Lounge with an arch way to a Dining Room, Kitchen, three first floor  
Bedrooms and a Family Bathroom. Early viewing advised.



Council Tax Band: C



## Hall

12'9 x 6'0

Stairs lead off to the first floor, solid wood flooring, window to the side elevation, under-stairs storage and a central heating radiator.

## Lounge

12'9 x 11'4

Window to the front elevation, marble fireplace with an electric fire, central heating radiator.

Open to:

## Dining Room

10'9 x 9'4

French doors leading to the rear garden and a central heating radiator.

## Kitchen

11'1 x 7'10

Fitted with a range of base and wall units, laminate working surfaces and splash-back tiling. Integrated electric oven, four ring gas hob and an extractor over. Stainless steel sink and drainer, plumbing for a washing machine, window to the rear elevation and a side entrance door.

## First Floor

Landing area with a window to the side elevation, access to the loft space and an airing cupboard. Doors off to the bedrooms and bathroom.

## Bedroom One

12'7 x 10'2

Window to the front elevation, wall to wall fitted wardrobes and a central heating radiator.

## Bedroom Two

11'3 x 9'4

Window to the rear elevation, laminate flooring and a central heating radiator.

## Bedroom Three

9'8 x 7'3

Window to the front elevation, fitted wardrobes & storage and a central heating radiator.

## Bathroom

A white bathroom suite comprising of a panelled bath with shower over, pedestal washbasin and a low flush WC. Filly tiled walls, window to the rear elevation and a central heating radiator.

## External

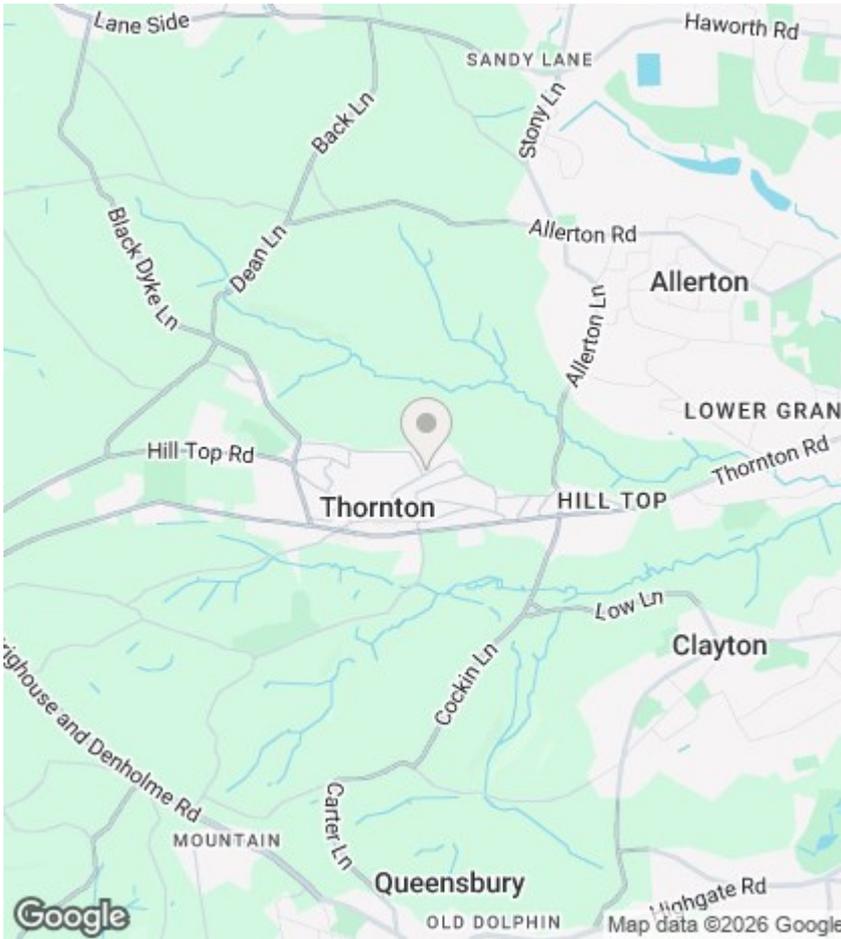
Open plan driveway to the front with off-road parking, lawn, flowerbeds and mature shrubs. The drive runs down the side of the house and leads to a single garage with 'up and over' door and a side window. The rear garden has a paved area, lawn, flowerbeds and mature shrubs/trees.

## Further information

Energy Performance Certificate and floor plan to follow.







## Directions

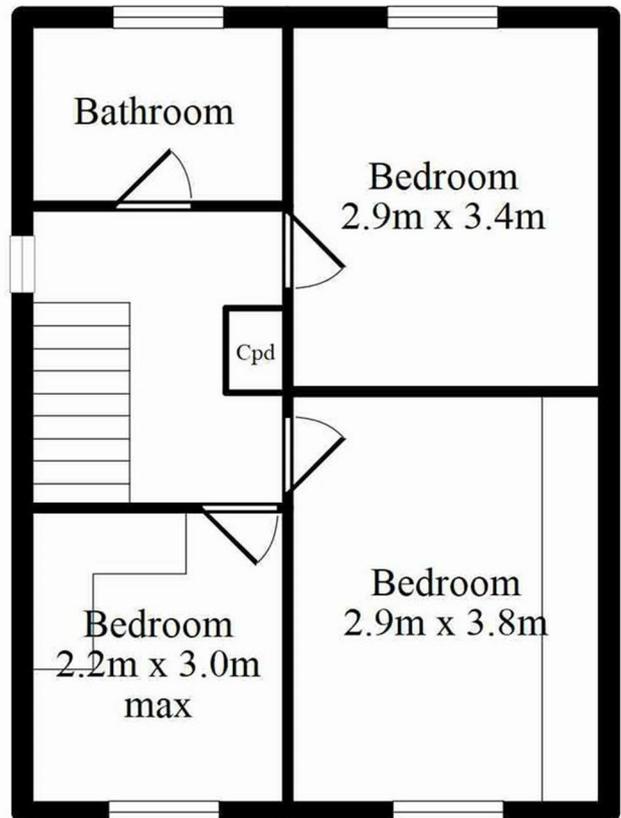
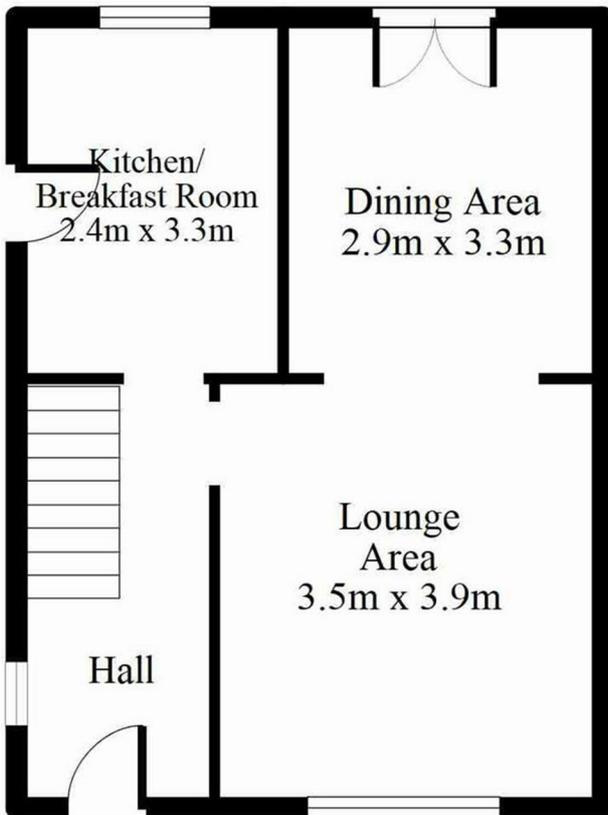
## Viewings

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			
(81-91) B			84
(69-80) C			
(55-68) D		68	
(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. GFPMS2026