



16 Springfield Street, Thornton, Bradford, BD13 3HR

£150,000

- TWO BEDROOM CHARACTER COTTAGE
- GRADE II LISTED
- QUALITY FIXTURES & FITTINGS
- FANTASTIC OUTDOOR SPACE
- VILLAGE LOCATION
- END OF TERRACE
- PACKED WITH CHARACTER FEATURES
- SUPERBLY PRESENTED
- PRIVATE PARKING FOR TWO CARS
- EARLY VIEWING IS ADVISED

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**** TWO BEDROOM CHARACTER COTTAGE ** OFF-ROAD PARKING FOR 2 CARS ** FANTASTIC GARDEN**
**** WELL PRESENTED & TASTEFULLY APPOINTED **** Bronte Estates are delighted to offer for sale this Grade II Listed end terrace cottage in the heart of Thornton village. Located at the end of the road in a quiet position and benefiting from a superb landscaped split-level garden to the side, offering a good degree of privacy and private parking. Internally the current owners have painstakingly restored the property to a high standard, retaining the original features and adding a modern stylish twist. Briefly comprising of: Entrance Hall, Living Room, Kitchen, two Bedrooms & Bathroom. Be quick with this one.



Council Tax Band: A



Entrance Hall

6'2 x 5'10

The front door leads into a hallway area with stairs off to the first floor, tiled floor, modern grey radiator and a door to the lounge.

Lounge

17'7 x 11'8

A characterful and generously proportioned room enjoying exposed beams, a solid oak floor, plus a stone chimney breast with a cosy and modern 'Stovax' solid fuel stove. Two windows to the front elevation, a window to the rear, grey central heating radiator and a door to the kitchen.

Kitchen

11'3 x 7'5 max

Fitted with a range of modern white gloss finish cabinets, laminated work surfaces and splash-back tiling. Integrated electric oven, five ring hob and an extractor above. Stainless steel sink & drainer, exposed stone wall and beams, plus a window to the rear elevation. Door to the cellar.

Cellar

A useful basement storage area with stone shelving and plumbing for a washing machine.

First Floor Landing

Exposed stone wall, storage cupboard and access to the loft space. Access to both bedrooms and the bathroom.

Bedroom One

11'5 x 11'4

Double fitted wardrobe with sliding doors, laminate flooring, original fireplace, exposed beams and Smart lighting! Two windows to the front elevation and a grey radiator.

Bedroom Two

12'6 x 5'9

Exposed stone wall, window to the rear elevation and a central heating radiator.

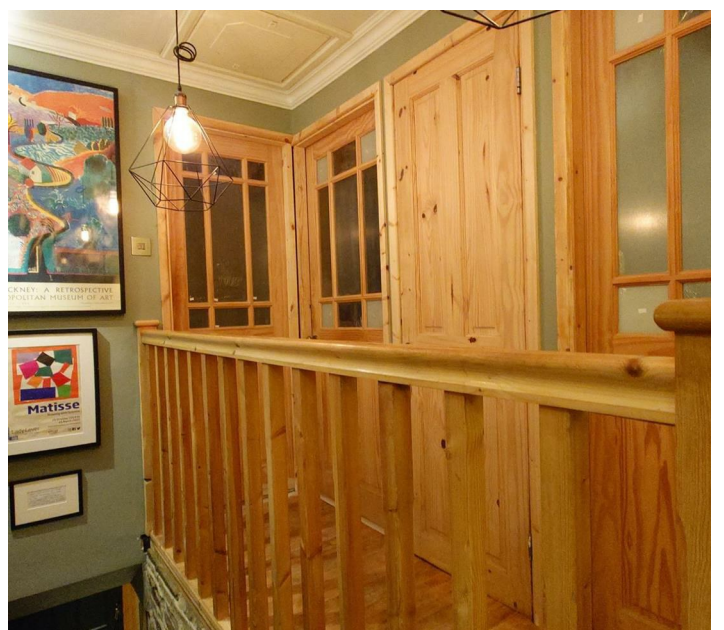
Bathroom

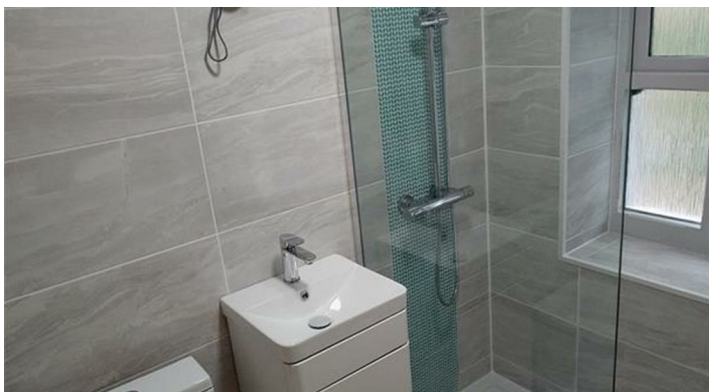
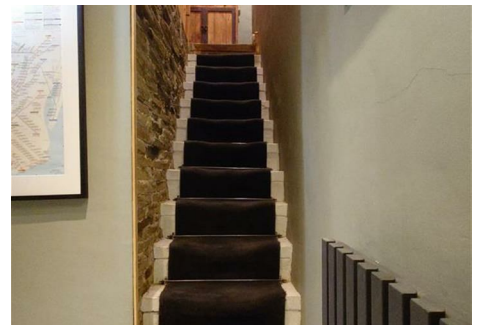
A brand new, fully tiled shower room comprising of a walk-in mains powered shower with glass partition, modern washbasin with mixer tap and storage below, and a low flush WC. Window to the front elevation.

External

To the front of the property is a parking area for two cars and steps up to the house. A paved pathway with wrought iron balustrade leads off to the garden. To the side of the house is a split level garden, recently landscaped with lawns & patio areas, slate chipping pathways, flower beds and an enclosed fence boundary offering a good degree of privacy. A fantastic place to entertain in the summer months! There is a further smaller area to the rear, currently used for storage.

EPC to follow







Directions

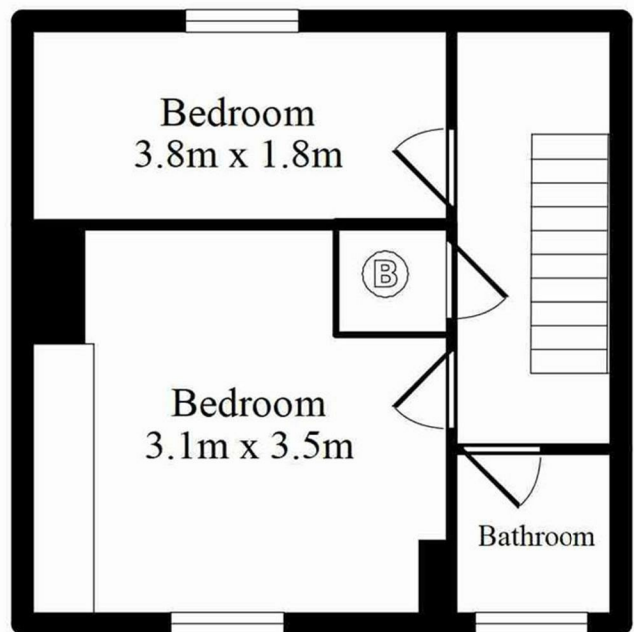
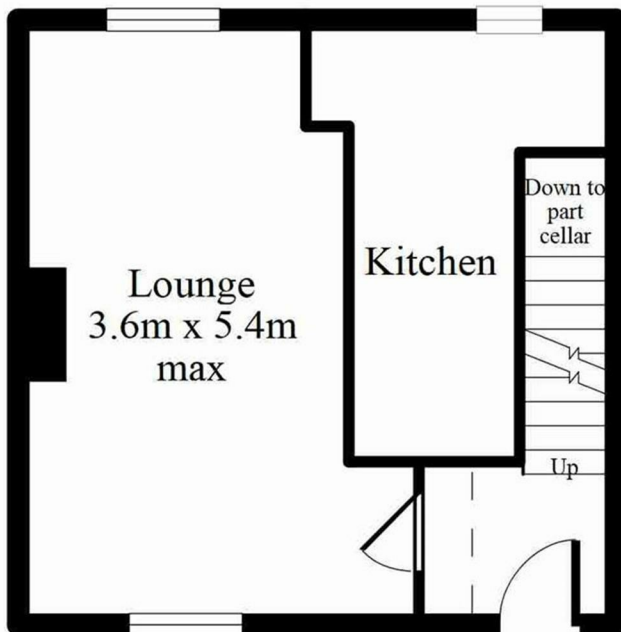
Viewings

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

EPC Rating:

E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D		
(39-54) E	53	
(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 2025