



24 Harcourt Avenue, Thornton, Bradford, BD13 3QP

£215,000

- THREE BEDROOM SEMI DETACHED
- UPVC DOUBLE GLAZING
- MODERN BATHROOM
- WELL PRESENTED
- GARDENS FRONT AND REAR
- GAS CENTRAL HEATING
- FULLY FITTED KITCHEN
- OPEN VIEWS ACROSS THORNTON
- DRIVEWAY & CAR PORT
- POPULAR LOCATION

24 Harcourt Avenue, Bradford BD13 3QP

**** THREE BEDROOM SEMI DETACHED ** POPULAR LOCATION ** WELL PRESENTED ** DISTANT VIEWS ** CAR PORT & OFF-ROAD PARKING **** This attractive semi detached in Thornton is well placed for local schools and village amenities. Offering a spacious living room and a good-sized dining kitchen with integrated appliances to the ground floor, plus three bedrooms and a modern bathroom to the first floor. Situated in good position with an open aspect to the front and low maintenance gardens front and rear. Arrange you viewing now! This property also comes with the added bonus that the vendor has opted for **PREMIUM CONVEYANCING** to speed up the transaction following offer acceptance.



Council Tax Band: C



Entrance Hall

A side entrance door leads into the hallway with stairs off to the first floor and doors to the lounge and dining-kitchen, laminate flooring, central heating radiator.

Lounge

15'6 x 13'3

Bay window to the front elevation with long distance views, central heating radiator and a modern fireplace with a living flame gas fire and a granite surround.

Dining-Kitchen

15'6 x 9'7

Fitted with a good range of base and wall units included integrated fridge, freezer, dishwasher and washing machine. There is ample space for a dining table and chairs, a useful under-stairs store cupboard, window to the side elevation and sliding patio doors leading out to the rear garden. A fitted cupboard houses the central heating combi boiler (12 month old).

First Floor

Landing area with doors off to all bedrooms and the bathroom, access to the loft.

Bedroom One

13'7 x 9'4

Fitted with a range of bedroom furniture including three double wardrobes, single wardrobe and drawers. Window to the rear elevation and a central heating radiator.

Bedroom Two

10'0 x 8'9

Window to the front elevation and a central heating radiator.

Bedroom Three

10'0 x 6'3

Fitted wardrobe and overhead cupboards, window to the front elevation and a central heating radiator.

Bathroom

A modern fully tiled bathroom comprising of a 'P' shaped bath with shower over and curved glass screen, low flush WC and a washbasin with mixer tap and storage below. Window to the side elevation.

External

To the front of the property is an open plan driveway with a car port at the side of the house. The front garden is low maintenance and consists of gravelled areas, raised flowerbeds and mature shrubs. To the rear is an enclosed private garden with a paved patio, garden shed and steps up to a further patio seating area and artificial grass.

Premium Conveyancing

The vendors have opted to provide a legal pack for the sale of their property which includes a set of searches. The legal pack provides upfront the essential documentation that tends to cause or create delays in the transactional process.

The legal pack includes

- Evidence of title
- Standard searches (regulated local authority, water & drainage & environmental)
- Protocol forms and answers to standard conveyancing enquiries

The legal pack is available to view in the branch prior to agreeing to purchase the property. The vendor requests that the buyer buys the searches provided in the pack which will be billed at £360 inc VAT upon completion. We will also require any purchasers to sign a buyer's agreement.







Directions

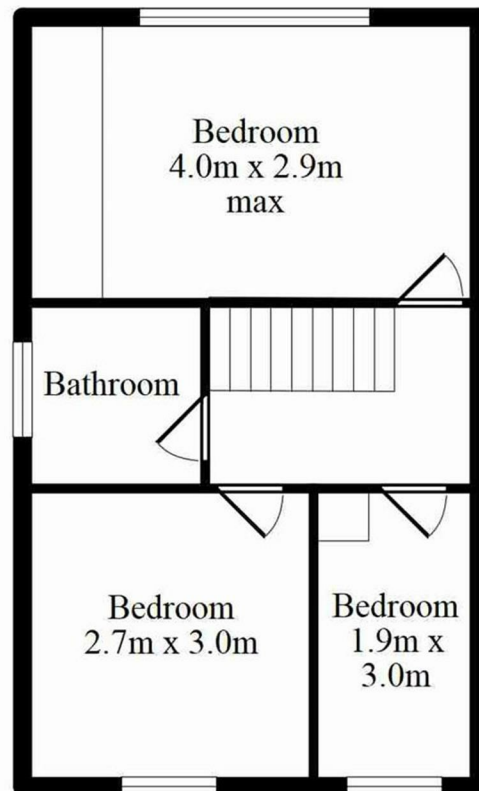
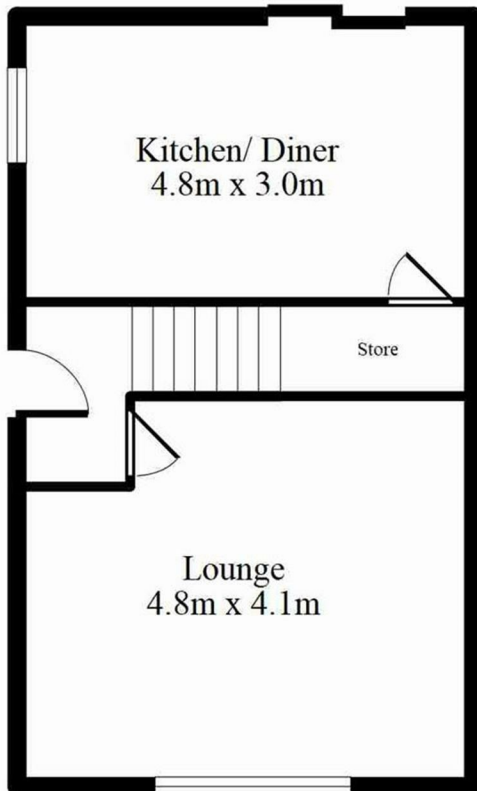
Viewings

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			
(69-80) C			
(55-68) D		64	75
(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. GFPMS 2025