



**30 North Cliffe Drive, Thornton, Bradford, BD13 3EA**

**£174,950**

- THREE BEDROOM SEMI DETACHED
- GENEROUS OUTDOOR SPACE
- THROUGH LOUNGE-DINER
- GAS CENTRAL HEATING
- ALARM SYSTEM
- POPULAR LOCATION
- TARMAC DRIVE FOR THREE CARS
- UPVC DOUBLE GLAZING
- CLOSE TO LOCAL AMENITIES
- SENSIBLY PRICED

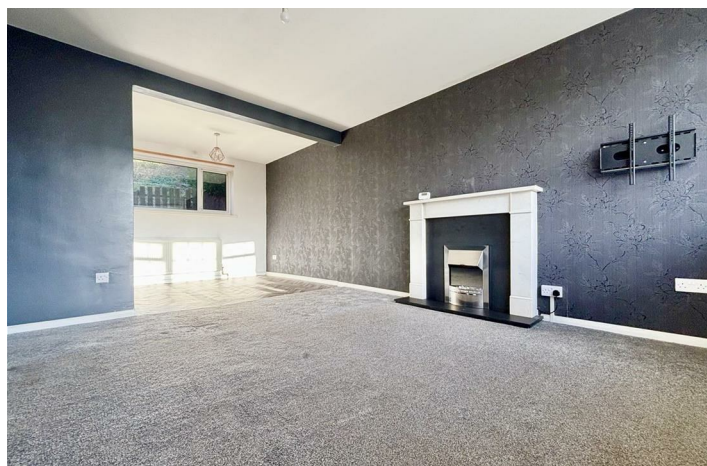


# 30 North Cliffe Drive, Bradford BD13 3EA

**\*\* THREE BEDROOM SEMI DETACHED \*\* GARDENS FRONT & REAR \*\* DRIVEWAY FOR THREE CARS \*\* THROUGH LOUNGE-DINER \*\* GAS CH & UPVC DG \*\*** Bronte Estates are pleased to offer for sale this three bedroom semi located in a popular position in Thornton with distant views across fields toward Clayton & Queensbury. Although the property requires some updating, it has been well maintained and is competitively priced. Briefly comprising of: Hallway, Lounge with Dining Area, Kitchen, Landing, three Bedrooms and a family Bathroom. Good-sized Gardens and parking for several cars. Early viewing is advised.



Council Tax Band: B



### **Entrance Hall**

A composite front door with side window leads into the hallway with stairs off to the first floor, central heating radiator and a door to the lounge.

### **Lounge**

13'3 x 12'10

Window to the front elevation, central heating radiator and a solid marble fireplace with fitted electric fire, plus an under-stairs storage cupboard. Open to:

### **Dining Area**

8'5 x 8'4

Window to the rear elevation and a central heating radiator. Open-plan with the lounge.

### **Kitchen**

7'10 x 7'7

Fitted with a range of base and wall units, laminated work surfaces and splash-back wall tiling. Circular stainless steel sink & drainer, plumbing for a washing machine and a cupboard with space for a tall fridge-freezer. Side entrance door and a window to the rear elevation. A gas cooker with eye-level grill is included in the sale.

### **First Floor**

Window to the side elevation, access to the loft space and doors off to the bedrooms and bathroom.

### **Bedroom One**

10'1 x 9'5

Window to the front elevation and a central heating radiator. New carpet to be fitted.

### **Bedroom Two**

10'9 x 9'5

Window to the rear elevation and a central heating radiator. New carpet to be fitted and has been recently redecorated.

### **Bedroom Three**

7'0 x 6'6

Window to the side elevation and a central heating radiator.

### **Bathroom**

White bathroom suite comprising of a panelled bath with electric shower over, pedestal

washbasin and a low flush WC. Window to the rear elevation and a central heating radiator. An airing cupboard houses the combi central heating boiler.

### **External**

To the front of the property is an open plan Tarmac driveway that runs down the side of the house with parking for three cars. To the front is a lawned area with gravel borders and to the rear is a larger terraced garden, mainly laid to lawn with mature shrubs, trees and an outside tap.













Directions

Viewings

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

EPC Rating:  
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