



## 11 Mary Street, Thornton, Bradford, BD13 3JQ

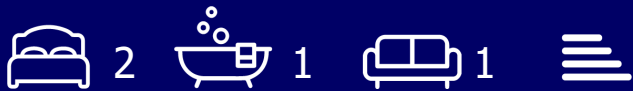
£90,000

- TWO BEDROOM MID-TERRACE
- GAS CENTRAL HEATING
- GARDEN TO THE FRONT
- CLOSE TO SHOPS & BUS ROUTES
- ATTENTION INVESTORS!
- BACK-TO-BACK
- UPVC DOUBLE GLAZING
- LOUNGE & SEPARATE KITCHEN
- IDEAL FIRST TIME BUY
- EARLY VIEWING ADVISED

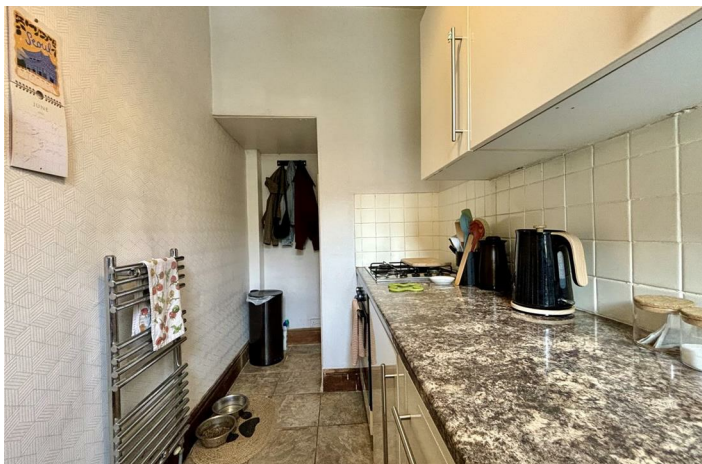


# 11 Mary Street, Bradford BD13 3JQ

**\*\* TWO BEDROOM MID-TERRACE \*\* BACK TO BACK \*\* GARDEN \*\* CLOSE TO VILLAGE AMENITIES \*\* GAS CH & UPVC DG \*\*** Ideal for first time buyers or landlords is this good-sized terrace property in the heart of Thornton village, with an array of amenities within walking distance, including a primary school, bus routes, cafe's & eateries and a co-op, plus so much more. Briefly comprising of: Lounge, Kitchen, two Bedrooms & a Bathroom. Early viewing advised.



Council Tax Band: A



## **LOUNGE**

15'7 x 13'6

Window to the front and an exterior door, fireplace and a central heating radiator.

## **KITCHEN**

9'5 x 5

Fitted with a range of base and wall units, four ring gas hob, electric oven, stainless steel sink and drainer, window to the front, new boiler fitted in 2024, central heating radiator and a door leading to the cellar.

## **CELLAR**

Plumbing for washing machine, stone shelving and space for a tumble dryer.

## **FIRST FLOOR LANDING**

Airing cupboard.

## **BEDROOM ONE**

15'7 x 10'10

Window to the front, central heating radiator and a useful storage cupboard. A good sized room with space for a desk/study area.

## **BEDROOM TWO**

9'7 x 5'2

Window to the front and a central heating radiator.

## **BATHROOM**

Window to the front, central heating radiator, panelled bath and electric shower over, pedestal wash basin, W/C, extractor fan and a heated towel rail.

## **EXTERNAL**

To the front of the property is an enclosed paved garden with a fenced boundary and garden gate.

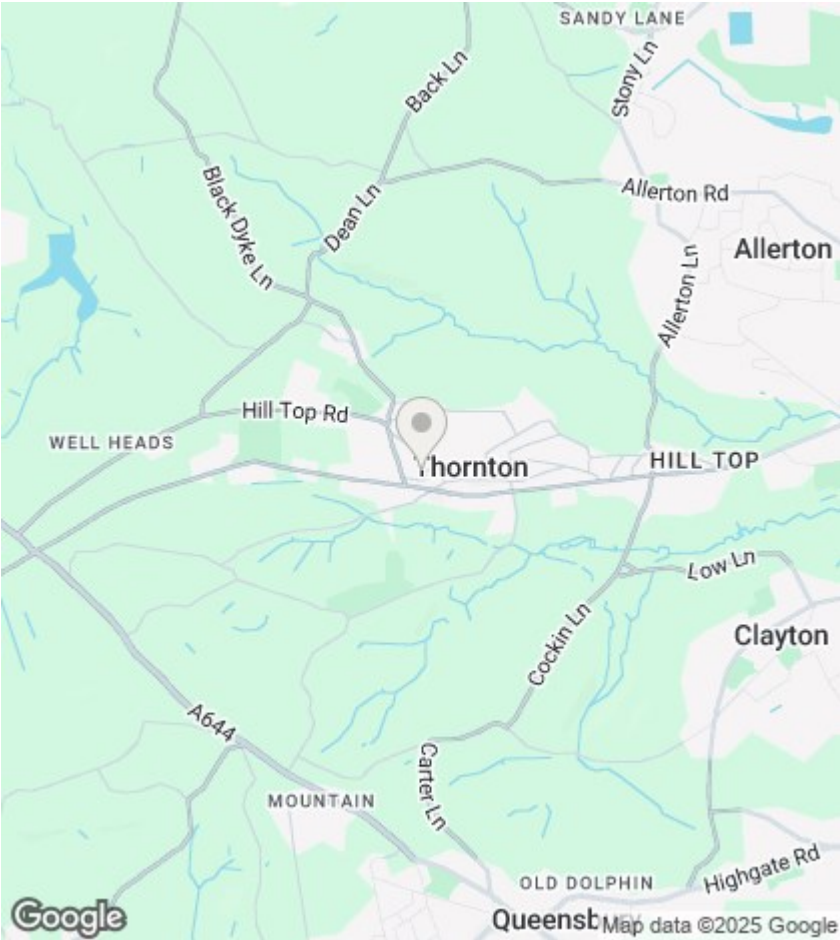
## **EPC & FLOORPLAN TO FOLLOW**











Directions

Viewings

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

EPC Rating:

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