



1473 Thornton Road, Thornton, Bradford, BD13 3AS

£185,000

- THREE BEDROOM SEMI DETACHED
- CLOSE TO LOCAL AMENITIES
- GAS CENTRAL HEATING
- GARDEN FRONT & REAR
- SUPERB FAMILY HOME
- WELL PRESENTED
- ON A BUS ROUTE
- DRIVE FOR THREE CARS
- MULTI FUEL BURNING STOVE
- EARLY VIEWING ADVISED



# 1473 Thornton Road, Bradford BD13 3AS

**\*\* TRADITIONAL THREE BEDROOM SEMI DETACHED \*\* PROMINENT POSITION \*\* CLOSE TO LOCAL AMENITIES \*\* POTENTIAL TO UPDATE \*\*** We are expecting a high demand for this sensibly priced three bedroom semi detached on the main Thornton Road in Thornton. Gardens to the front and rear along with off-road parking for two-three cars. Situated within walking distance of local schools, a small Tesco store and is on a bus route into Bradford & Keighley. Early viewing is advised. Briefly comprising of: Entrance Hall, Lounge, Dining Kitchen, three Bedrooms & a Bathroom. View now!



Council Tax Band: C



## **HALL**

15'2 x 5'7

The original front door with stained glass windows leads into the hallway. Tiled floor, central heating radiator, stairs to the first floor plus an under stairs storage cupboard with a window to the side.

## **LOUNGE**

14'8 x 11'7

Stripped pine floor, central heating radiator, Bay window to the front elevation and a tiled fireplace with an open fire grate.

## **DINING KITCHEN**

17'5 x 10'5

Multi fuel stove + exposed stone surround, central heating radiator, french doors to the rear, laminated flooring and a window to the side elevation. The kitchen area consists of fitted base and wall units, a Belfast sink, integrated NEFF electric double oven, four ring gas hob and extractor above, plus plumbing for a washing machine.

## **FIRST FLOOR LANDING**

Window to the side and access to the loft space.

## **BEDROOM ONE**

12'2 x 10'3

Window to the front elevation, central heating radiator, five door fitted wardrobes and the original tiled fireplace.

## **BEDROOM TWO**

11'6 x 10'5

Window to the rear, central heating radiator and a fitted cupboard.

## **BEDROOM THREE**

6'9 x 6'1

Window to the front and a central heating radiator. Currently used as an office.

## **BATHROOM**

Panelled bath and electric shower over, circular wash basin with a waterfall style tap, W/C, extractor fan and a window to the rear.

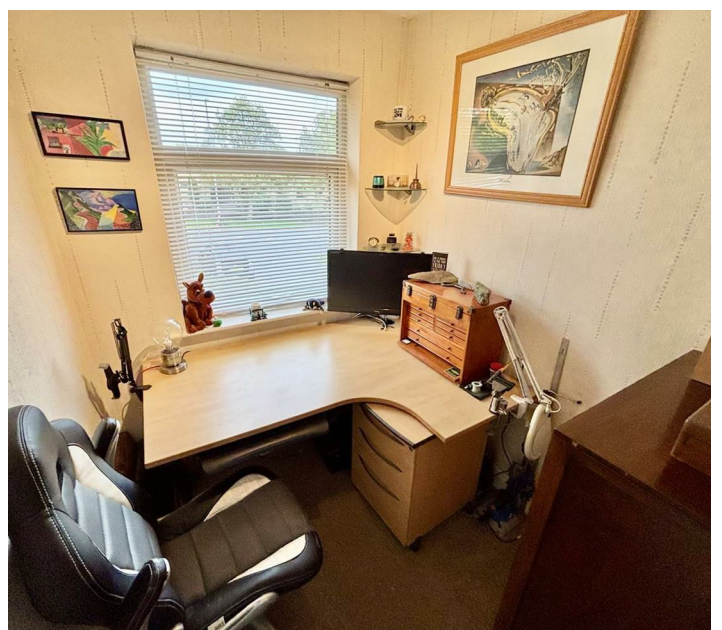
## **EXTERNAL**

Open plan driveway to the front that runs down the side of the house. Lawned area to the front

with hedging and a lawned garden area to the rear. Potential to extend to the side as neighbouring properties have done, subject to the new owners securing the required permissions.

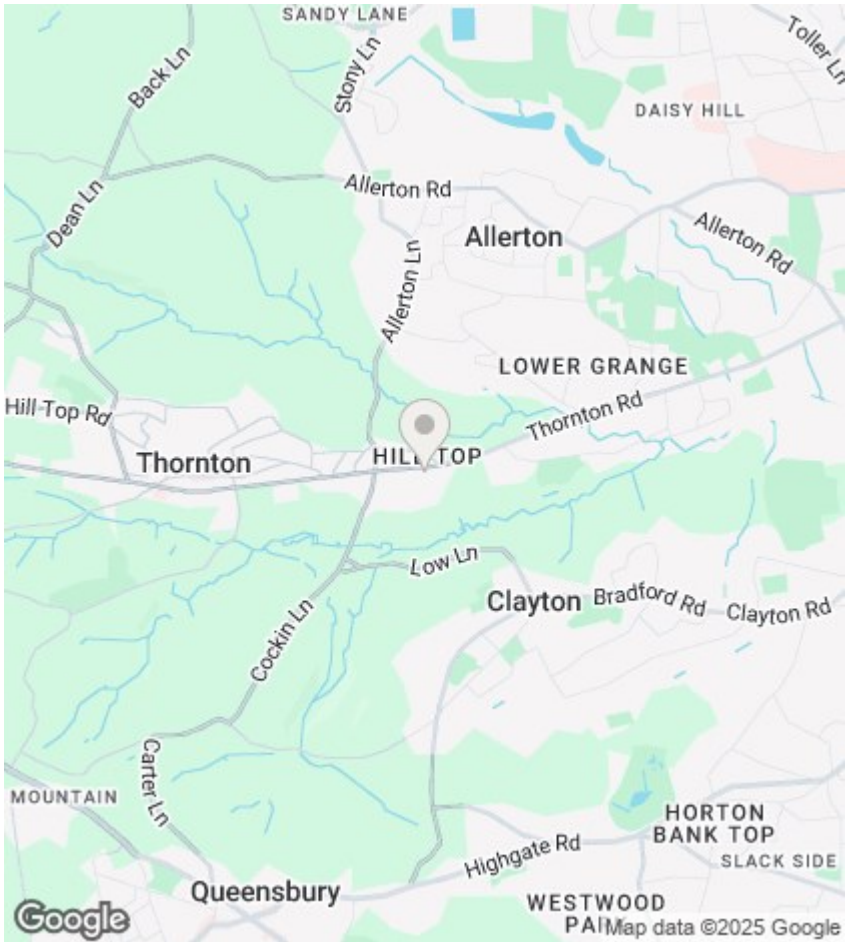
**EPC & Floorplan to follow**











## Directions

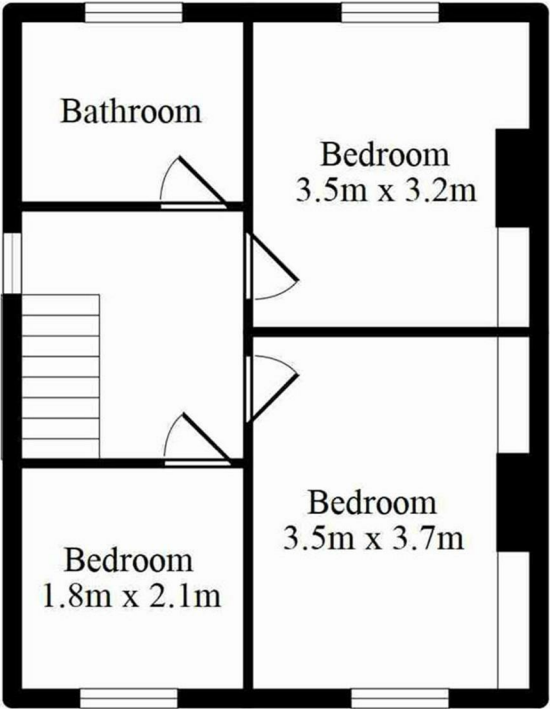
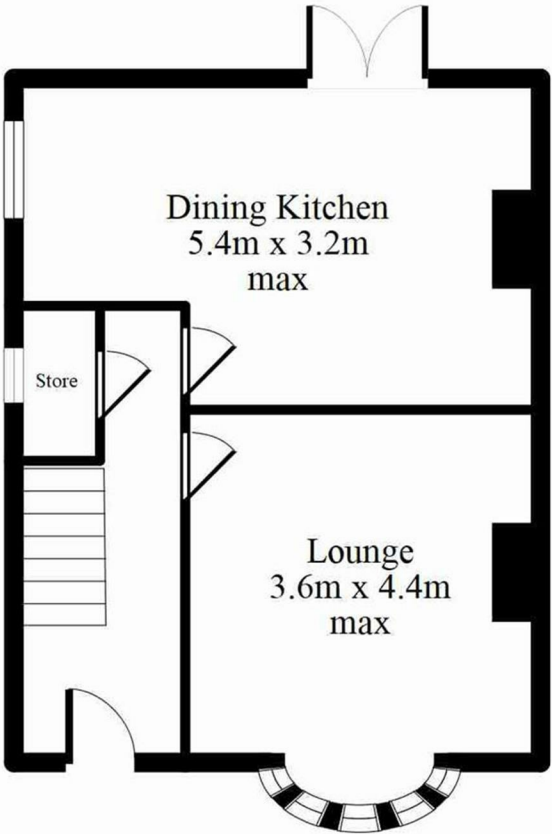
## Viewings

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		
(69-80) C		
(55-68) D	61	71
(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