



## 17. Harcourt Avenue, Thornton, Bradford, BD13 3QP

£235,000

- THREE BEDROOM SEMI-DETACHED
- LOUNGE WITH BAY WINDOW
- FITTED WARDROBES TO THE MASTER BEDROOM
- SINGLE DETACHED GARAGE
- IDEAL FAMILY SIZE PROPERTY
- DINING KITCHEN & CONSERVATORY
- MODERN HOUSE BATHROOM
- DRIVEWAY PARKING FOR SEVERAL CARS
- LOW MAINTENANCE REAR GARDEN
- GAS CENTRAL HEATING & DOUBLE GLAZING

# 17. Harcourt Avenue, Bradford BD13 3QP

**\*\* THREE BEDROOM SEMI-DETACHED \*\* IDEAL FOR FAMILIES AND FIRST TIME BUYERS ALIKE**  
**\*\* MODERN HOUSE BATHROOM \*\* CONSERVATORY \*\* PARKING FOR SEVERAL CARS \*\*** This property briefly comprises; entrance hall, lounge, dining kitchen, conservatory, three bedrooms & house bathroom. Externally the property has a lawned garden to the front, driveway parking to the side, single garage & low maintenance rear garden. Located in a popular residential location close to all the local amenities that Thornton Village has to offer. Call Bronte Estates today to be the first to view.



Council Tax Band:



## **ENTRANCE HALL**

External door from the side leading into the entrance hall, with stairs to the first floor and doors through to the lounge & kitchen.

## **LOUNGE**

15'7 x 13'5

Feature fireplace with fitted gas fire, central heating radiator, bay window to the front.

## **DINING KITCHEN**

15'7 x 9'10

Range of fitted base & wall units, sink & drainer with mixer taps, plumbing for a washing machine, double oven with 8 ring gas hob and extractor above, understairs pantry storage cupboard, ceiling spot lights, central heating radiator, window to the side, open through to the conservatory.

## **CONSERVATORY**

9'2 x 9'3

External doors to the side, leading to the rear garden, ceiling spot lights, large radiator, open through to the kitchen.

## **FIRST FLOOR LANDING**

Access to the loft via a drop down ladder, part boarded for storage

## **BEDROOM ONE**

9'5 x 15'08

Two built in wardrobes & matching cupboard housing the central heating boiler, central heating radiator, window to the rear.

## **BEDROOM TWO**

10'0 x 8'11

Laminate flooring, central heating radiator, window to the front.

## **BEDROOM THREE**

9'11 x 6'4

Laminate flooring, central heating radiator, window to the front.

## **BATHROOM**

5'10 x 5'11

Modern three piece bathroom suite comprising; panelled bath with thermostatic rain fall shower & glass shower screen, was basin & WC set in a vanity unit with storage cupboard, part tiled

walls, tiled floor, ceiling spot lights, window to the side.

## **EXTERIOR**

To the front is an open tiered lawn garden. Driveway for multiple cars to the side leading to a single detached garage. There is an enclosed low maintenance garden to the rear with elevated patio seating area and raised flower beds.







## Directions

## Viewings

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

## EPC Rating:

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