



## 22 Back Field, Thornton, BD13 3EX

£165,000

- TWO BEDROOM CHARACTER COTTAGE
- DISTANT RURAL VIEWS
- GARDEN TO THE FRONT
- WOOD BURNER STOVE
- WELL PRESENTED THROUGHOUT
- BACKWATER LOCATION
- DOUBLE GLAZING & GAS CH
- CHARACTER FEATURES
- SPACIOUS LOUNGE
- EARLY VIEWING ADVISED

# 22 Back Field, Thornton BD13 3EX

**\*\* SPACIOUS DOUBLE-FRONTED CHARACTER COTTAGE \*\* TWO GOOD-SIZED BEDROOMS \*\* EXPOSED BEAMS & LOG BURNER STOVE \*\* GARDEN TO THE FRONT \*\*** Bronte Estates are delighted to list for sale this impressive two bedroom character cottage in the heart of Thornton Village that offers well presented accommodation throughout, a sunny enclosed garden and distant rural views. Briefly comprising of: Entrance Hall, Lounge, Kitchen, Cellar, two Bedrooms & a Bathroom. Garden to the front. Handily placed for village amenities, the Bronte Birthplace, local schools, walking trails and bus routes!



Council Tax Band: B



## **Entrance Hall**

The front door leads into an entrance hall with a tiled floor, stairs lead off to the first floor and doors to the lounge and kitchen. Central heating radiator.

## **Lounge**

17'1 x 13'6

A cosy and characterful reception room with exposed beams, stone chimney breast and a cast iron log burner stove. Window to the front elevation and a small window to the rear. Central heating radiator.

## **Kitchen**

17'1 x 6'11

A modern fitted kitchen with windows to all three sides allowing plenty of natural light. Fitted with a range of base and wall cabinets with laminate work surfaces over. Integrated electric oven, five ring gas hob, plumbing for a washing machine and a stainless steel sink and drainer. Tiled floor, central heating radiator and a door to a cellar head storage area with steps down to a small keeping cellar.

## **First Floor**

Landing area with open spindle balustrade and access to the loft space.

## **Bedroom One**

17'1 x 10'6

A well proportioned master bedroom with windows to the front and rear affording distant open views. Two double fitted wardrobes, original fireplace and a central heating radiator.

## **Bedroom Two**

17'1 x 7'3

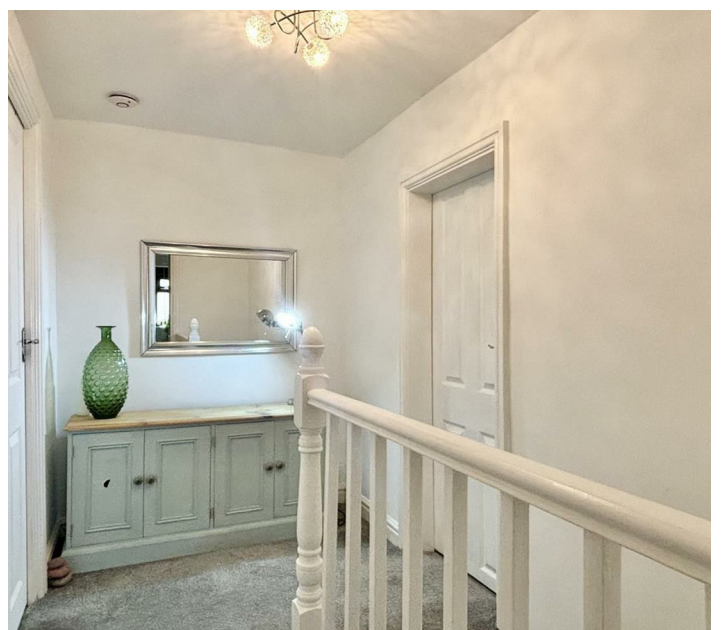
Windows to the front and side elevations, double fitted wardrobe and a central heating radiator.

## **Bathroom**

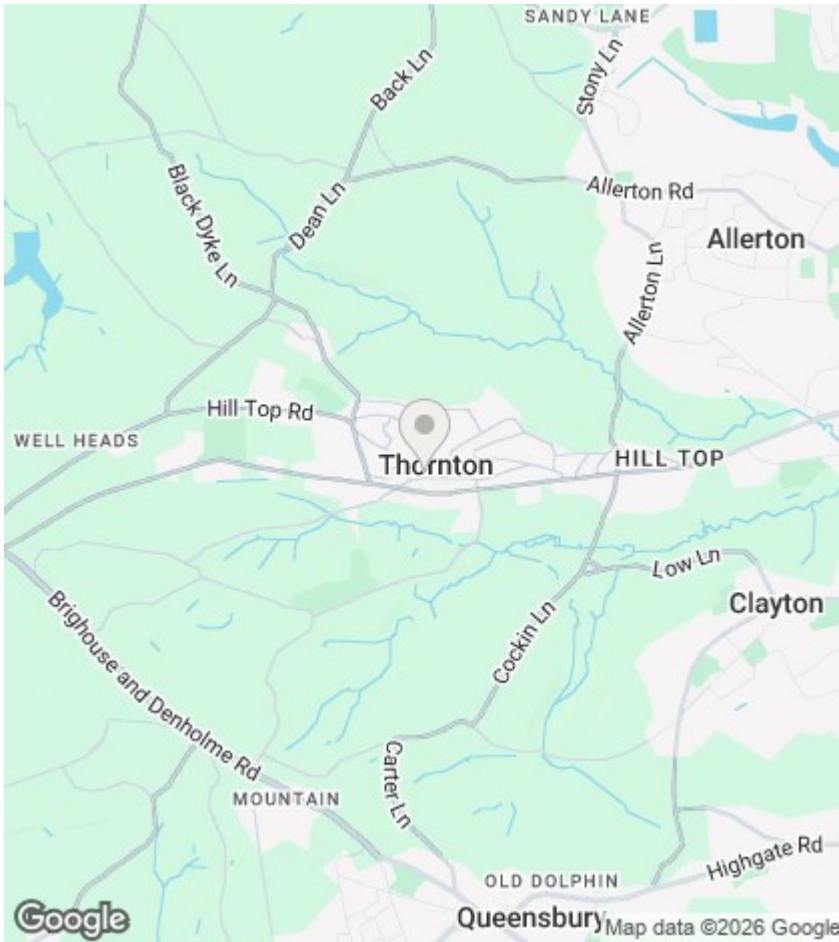
A fully tiled bathroom with a white bathroom suite consisting of a panelled bath with shower tap attachment, pedestal washbasin and a low flush WC. Window to the front elevation.

## **External**

To the front of the property is child/pet friendly enclosed garden with artificial grass and a stone wall & fence boundary.







## Directions

## Viewings

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

## EPC Rating:

D

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			83
(69-80) <b>C</b>			
(55-68) <b>D</b>		63	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 