



196 Hill Top Road, Thornton, Bradford, BD13 3QL

£195,000

- STONE BUILT CHARACTER COTTAGE
- TWO DOUBLE BEDROOMS
- WELL MAINTAINED
- GARDEN TO THE FRONT
- DESIRABLE POSITION
- GRADE II LISTED
- CHARACTER FEATURES
- TASTEFULLY APPOINTED
- SHARED YARD TO THE REAR
- AN IDEAL RETIREMENT PROPERTY

196 Hill Top Road, Bradford BD13 3QL

**** SUPERB GRADE II LISTED CHARACTER COTTAGE ** TWO DOUBLE BEDROOMS ** DESIRABLE SEMI-RURAL LOCATION ** WELL PRESENTED THROUGHOUT **** This deceptively spacious mid-terrace cottage in Thornton is ideal for those down-sizing or buyers looking for a new home that is ready to move straight in. Located in the Hill Top area of Thornton and enjoying easy access to local walks and open countryside, yet within easy reach of village amenities. This spacious and tastefully appointed cottage enjoys outdoor space to the front and rear, hardwood triple glazing, gas central heating, character features throughout and easy on-road parking to the front. Arrange your viewing now!



Council Tax Band: B



Porch

The front door leads into a small porch with a window to the side and a door leading into the living room.

Living Room

14'10 x 13'4

A characterful reception room with stairs leading off to the first floor, solid wood flooring and a useful under-stairs storage cupboard. There is also a door to the kitchen, modern fireplace with an electric fire, meter cupboard, windows to the front elevation and a central heating radiator.

Dining Kitchen

13'10 x 10'1

Fitted with a range of base and wall units, laminated working surfaces and complimentary splash-back tiling. One and half bowl enamel sink and drainer with mixer tap, plumbing for a washing machine, plus an integrated electric oven, halogen hob and an extractor above. There are windows to the rear and a stable door leading out to a shared garden area. Tiled floor, central heating radiator and plenty of space for a good-sized dining table & chairs.

First Floor

Landing area with doors off to both bedrooms & the bathroom.

Bedroom One

13'3 x 11'6

A spacious master bedroom with two windows to the front elevation enjoying distant rural views. Central heating radiator.

Bedroom Two

13'7 x 8'4

A second double bedroom, again with pleasant views, fitted storage / clothes hanging space and a central heating radiator.

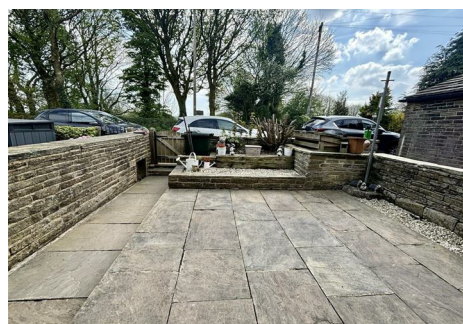
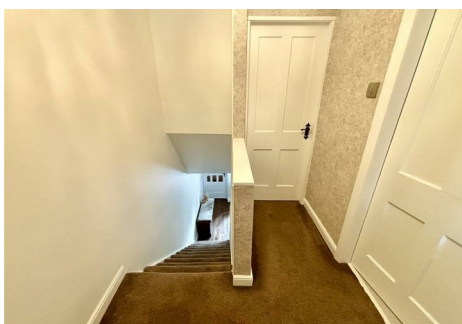
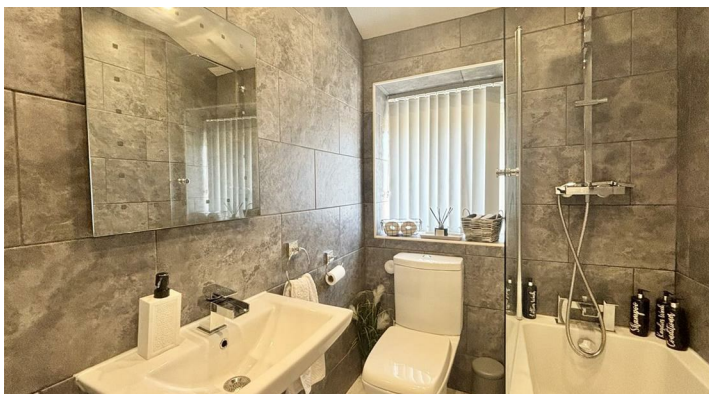
Bathroom

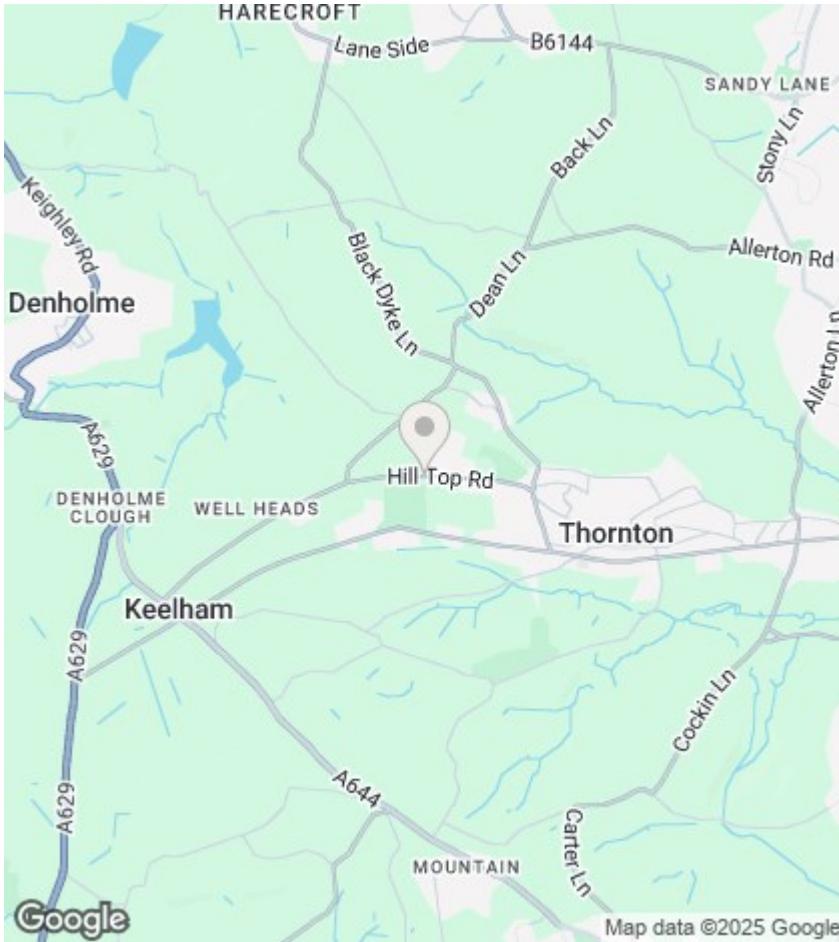
A modern fully tiled bathroom comprising of a bath with rainfall shower over, pedestal washbasin and a WC. Chrome heated towel rail, LED wall mirror, window to the rear elevation and a tiled floor.

External

To the front of the property is an enclosed low maintenance paved garden with a raised flowerbed, stone wall boundary and garden gate. To the rear is a paved garden area and a raised flowerbed. This space is shared with two other neighbouring properties. Number 196 is the only property in the row that has a back door, making the garden area quite private.







Directions

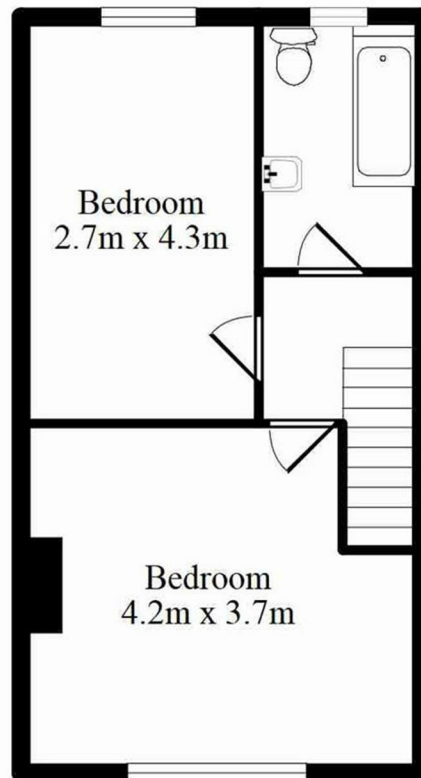
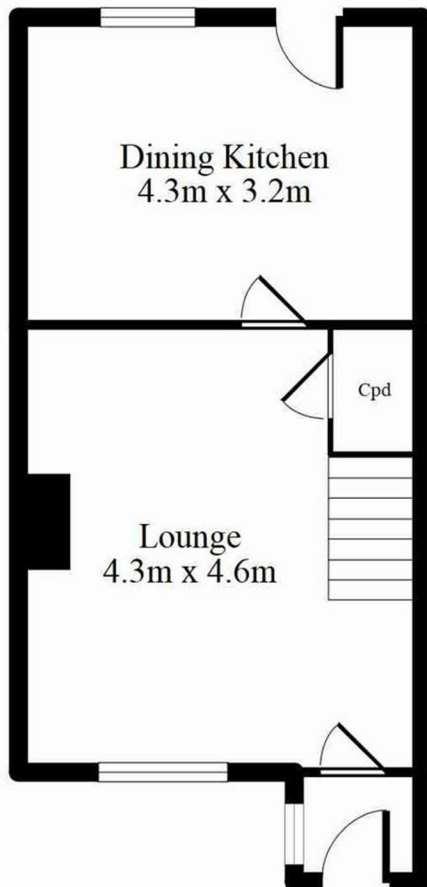
Viewings

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

EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B			
(69-80) C		69	
(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	



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