



16 Springfield Street, Thornton, Bradford, BD13 3HR

£150,000

- TWO BEDROOM CHARACTER COTTAGE
- GRADE II LISTED
- QUALITY FIXTURES & FITTINGS
- FANTASTIC OUTDOOR SPACE
- VILLAGE LOCATION
- END OF TERRACE
- PACKED WITH CHARACTER FEATURES
- SUPERBLY PRESENTED
- PRIVATE PARKING FOR TWO CARS
- EARLY VIEWING IS ADVISED

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**** TWO BEDROOM CHARACTER COTTAGE ** OFF-ROAD PARKING FOR 2 CARS ** FANTASTIC GARDEN**
**** WELL PRESENTED & TASTEFULLY APPOINTED **** Bronte Estates are delighted to offer for sale this Grade II Listed end terrace cottage in the heart of Thornton village. Located at the end of the road in a quiet position and benefiting from a superb landscaped split-level garden to the side, offering a good degree of privacy and private parking. Internally the current owners have painstakingly restored the property to a high standard, retaining the original features and adding a modern stylish twist. Briefly comprising of: Entrance Hall, Living Room, Kitchen, two Bedrooms & Bathroom. Be quick with this one.



Council Tax Band: A



Entrance Hall

6'2 x 5'10

The front door leads into a hallway area with stairs off to the first floor, tiled floor, modern grey radiator and a door to the lounge.

Lounge

17'7 x 11'8

A characterful and generously proportioned room enjoying exposed beams, a solid oak floor, plus a stone chimney breast with a cosy and modern 'Stovax' solid fuel stove. Two windows to the front elevation, a window to the rear, grey central heating radiator and a door to the kitchen.

Kitchen

11'3 x 7'5 max

Fitted with a range of modern white gloss finish cabinets, laminated work surfaces and splash-back tiling. Integrated electric oven, five ring hob and an extractor above. Stainless steel sink & drainer, exposed stone wall and beams, plus a window to the rear elevation. Door to the cellar.

Cellar

A useful basement storage area with stone shelving and plumbing for a washing machine.

First Floor Landing

Exposed stone wall, storage cupboard and access to the loft space. Access to both bedrooms and the bathroom.

Bedroom One

11'5 x 11'4

Double fitted wardrobe with sliding doors, laminate flooring, original fireplace, exposed beams and Smart lighting! Two windows to the front elevation and a grey radiator.

Bedroom Two

12'6 x 5'9

Exposed stone wall, window to the rear elevation and a central heating radiator.

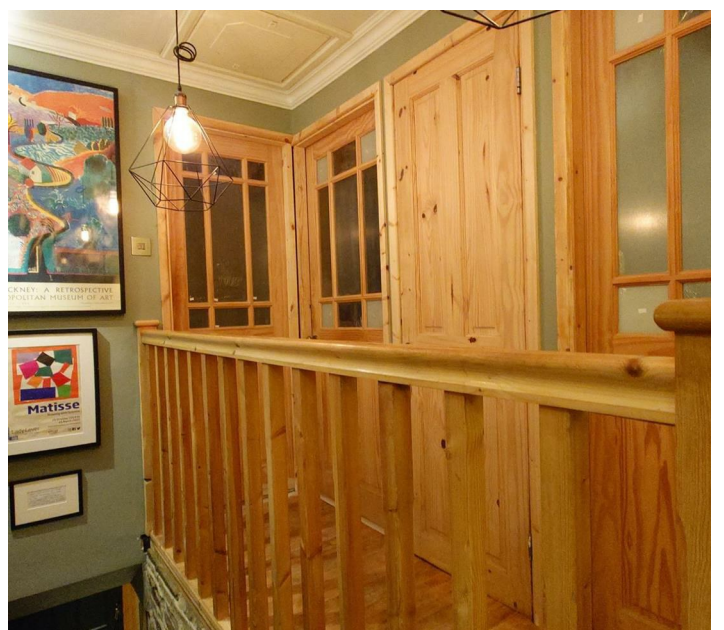
Bathroom

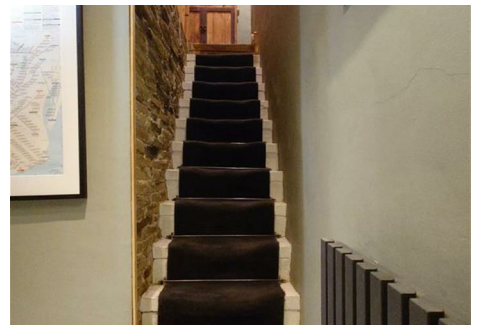
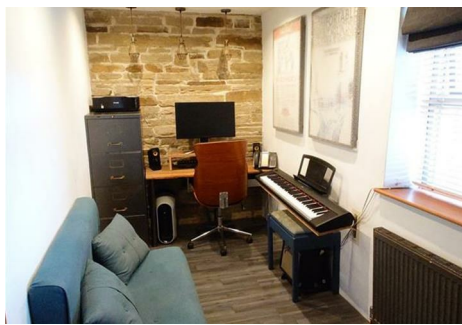
A brand new, fully tiled shower room comprising of a walk-in mains powered shower with glass partition, modern washbasin with mixer tap and storage below, and a low flush WC. Window to the front elevation.

External

To the front of the property is a parking area for two cars and steps up to the house. A paved pathway with wrought iron balustrade leads off to the garden. To the side of the house is a split level garden, recently landscaped with lawns & patio areas, slate chipping pathways, flower beds and an enclosed fence boundary offering a good degree of privacy. A fantastic place to entertain in the summer months! There is a further smaller area to the rear, currently used for storage.

EPC 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 