



## 31 Harcourt Avenue, Thornton, Bradford, BD13 3QP

£235,000

- THREE BEDROOM SEMI-DETACHED
- GAS CENTRAL HEATING
- WELL PRESENTED THROUGHOUT
- BAY WINDOW WITH VIEWS TO THE FRONT
- LOCAL PRIMARY SCHOOL WITHIN EASY REACH
- TWO RECEPTION ROOMS
- BRAND NEW BOILER
- PRIVATE REAR GARDEN
- CLOSE TO VILLAGE AMENITIES
- UPVC DOUBLE GLAZING



# 31 Harcourt Avenue, Bradford BD13 3QP

**\*\* THREE BEDROOM SEMI-DETACHED \*\* TWO RECEPTION ROOMS \*\* VIEWS TO THE FRONT**  
**\*\* PRIVATE REAR GARDEN \*\*** This well presented three bedroom semi-detached house offering a good degree of privacy and is situated in a quiet area in Thornton. The property features a sitting room and a lounge, providing ample space for families. The property also benefits from a brand new boiler with a five year guarantee. The fenced garden to the rear offers plenty of privacy, making it ideal for those beautiful, summer days. Book your viewing today for the opportunity to visit this lovely home.



Council Tax Band:



## **HALL**

8'4 x 7'3

UPVC door to side extension, door leading to lounge and kitchen, stairs to the first floor, windows to the front and the side.

paved patio seating area, fenced boundary, outside tap, electric vehicle charging point, lockable side gate..

## **KITCHEN**

9'5 x 6'7

Range of fitted base and wall units, contrasting work surfaces, composite sink and mixer tap, induction hob and extractor above, electric oven, fitted microwave, plumbing for a washing machine. Archway leading to dining room.

## **DINING ROOM**

9'5 x 8'0

Central heating radiator, storage under the stairs. Open into the sitting room.

## **SITITNG ROOM**

11'2 x 5'1

Window to the side, central heating radiator, sliding patio doors.

## **LOUNGE**

15'4 x 13'0

Bay window with views to the front, feature marble fireplace with fitted living flame gas fire.

## **FIRST FLOOR LANDING**

With access to the loft via a drop down ladder, fully boarded for storage.

## **BEDROOM ONE**

9'1 x 12'9

Central heating radiator, window to the rear,

## **BEDROOM TWO**

9'7 x 8'6

Window to the front, central heating radiator.

## **BEDROOM THREE**

9'7 x 6'0

Window to the front, central heating radiator.

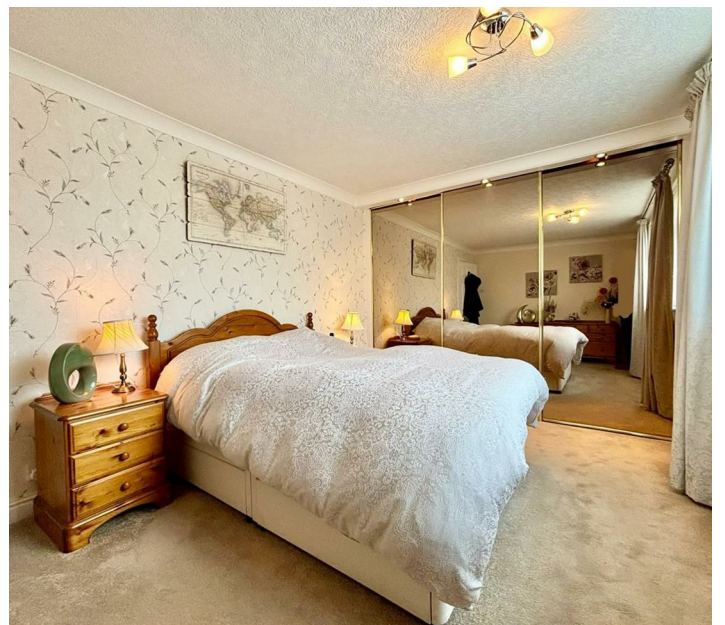
## **BATHROOM**

Fully tiled bathroom suite comprising; panelled bath and mains powered shower, folding glass screen, pedestal wash basin, W/C, central heating towel rail, window to the side.

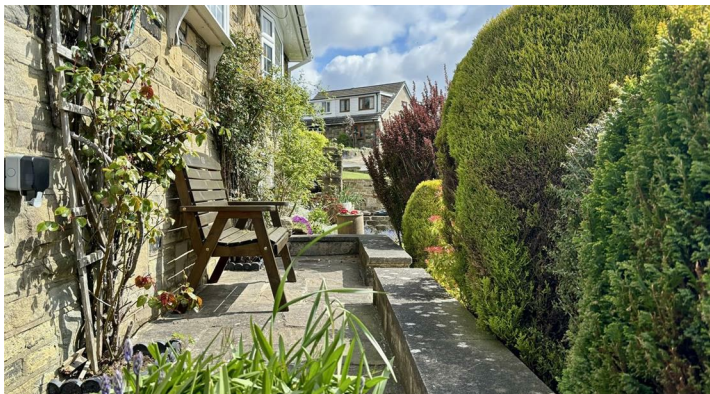
## **EXTERIOR**

Private rear garden with artificial grass, shed,













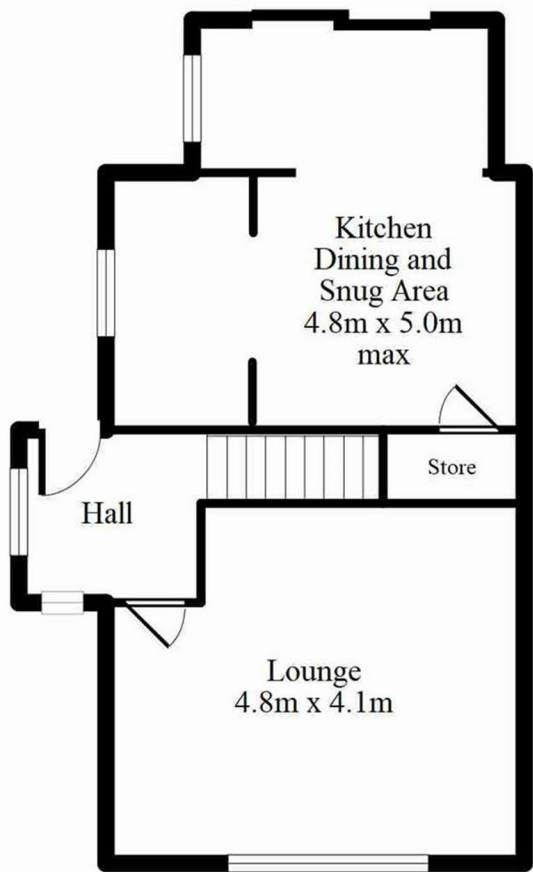
## Directions

## 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) <b>A</b>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>60</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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

