



16 John Street, Thornton, Bradford, BD13 3JS

Offers Over £175,000

- THREE BEDROOM TOWNHOUSE
- TWO BATHROOMS
- VILLAGE LOCATION
- WELL PRESENTED THROUGHOUT
- GROUND FLOOR WC
- THREE DOUBLE BEDROOMS
- DISTANT RURAL VIEWS TO THE FRONT
- CLOSE TO AMENITIES
- INTEGRAL GARAGE
- EARLY VIEWING ADVISED

16 John Street, Bradford BD13 3JS

**** SPACIOUS THREE BEDROOM TOWNHOUSE ** SET OVER THREE FLOORS ** TWO BATHROOMS ** THREE DOUBLE BEDROOMS **** Bronte Estates are pleased to list for sale this well proportioned townhouse in the heart of Thornton village, with schools, local shops, walking trails and bus routes all within a few minutes walk. To the ground floor is a hallway and a dining-kitchen with a door leading through to an integral garage and WC. To the first floor is a lounge, double bedroom and a family bathroom. To the second floor are two further double bedrooms and a shower room. Enjoying distant views to the front and a spacious family friendly layout. Viewing is highly recommended.



Council Tax Band: B



Ground Floor

Hallway

The front door leads in to a hallway with access to the dining kitchen, downstairs WC and integral garage. Central heating radiator and stairs to the 1st floor.

Dining-Kitchen

13'5 x 9'2

A spacious kitchen with ample space for dining and fitted with a range of wall & base units in cream with contrasting work surfaces & splash-back tiling. Stainless steel sink with drainer & mixer tap, integrated electric oven & four ring gas hob, extractor fan, integrated fridge freezer & dishwasher, central heating radiator and a window to the front. Door to the integral garage.

Integral Garage

Door leading from the kitchen, up & over door, plumbing for washing machine, door to a downstairs WC and an exterior rear door. Potential to convert the garage into further living space as neighbouring properties have done, STPP.

WC

Matching wash basin & low flush WC in white and a central heating radiator.

First Floor

Lounge

12'11 x 10'4

Television & telephone points, central heating radiator and a window to the front elevation with views towards Thornton viaduct and open countryside.

Bedroom

12'10 x 9'10

Central heating radiator and a window to the rear elevation.

Bathroom

Modern three piece suite in white, half tiled walls, panelled bath, pedestal washbasin and a low flush WC. Central heating radiator.

Second Floor

Bedroom

12'11 x 10'2

Double bedroom with a fitted double wardrobe, central heating radiator, window to the front elevation and a Velux roof window.

Bedroom

12'9 x 9'9

Double bedroom with two Velux roof windows plus a further window to the rear and a central heating radiator.

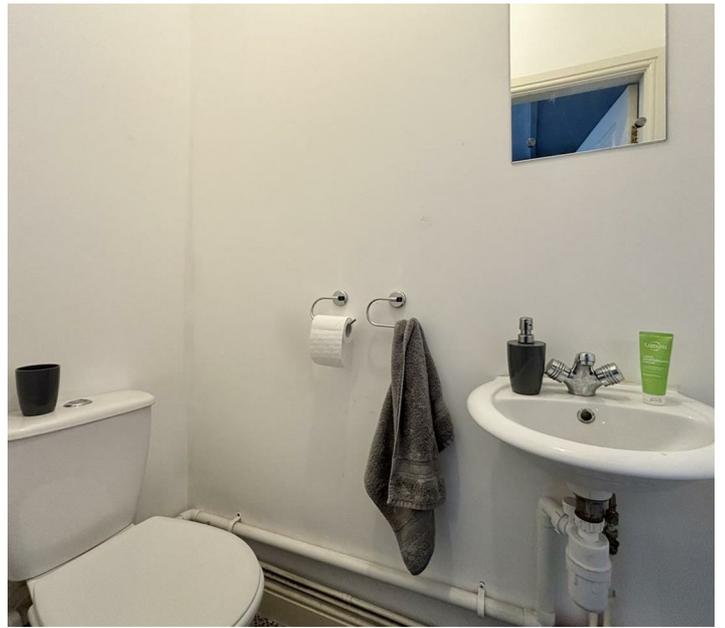
Shower Room

Corner shower cubicle with sliding glass doors, thermostatic shower, pedestal wash basin, low flush WC, part tiled walls and a central heating radiator.

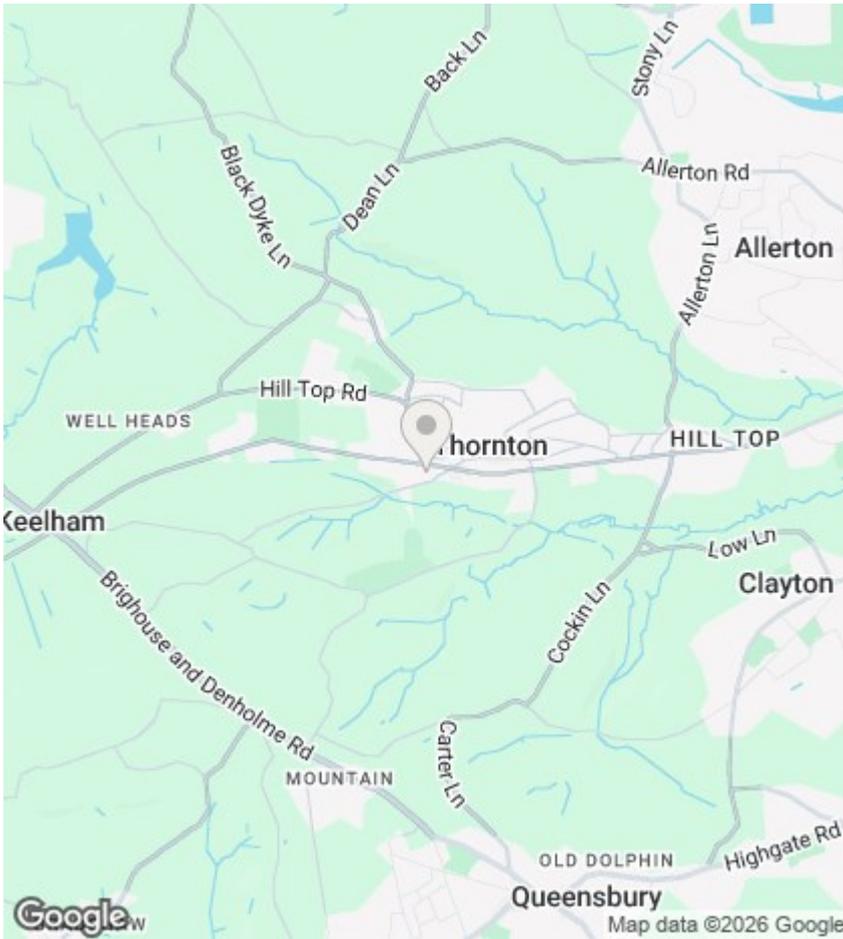
Please Note

There is no garden or outside space at this property.

Energy Performance Certificate and Floor Plan to follow.







Directions

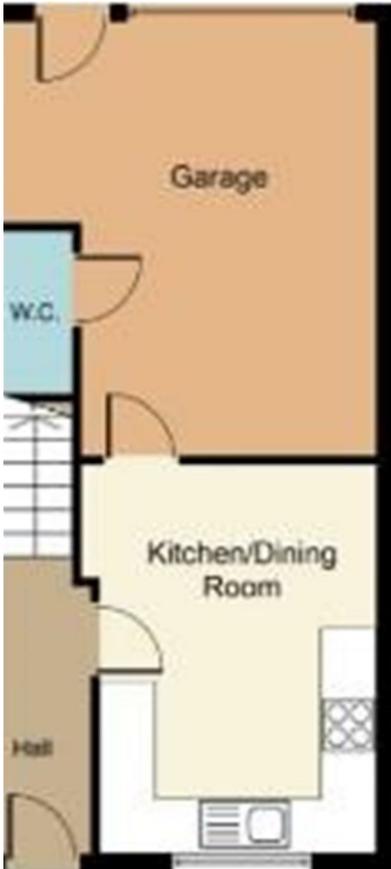
Viewings

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

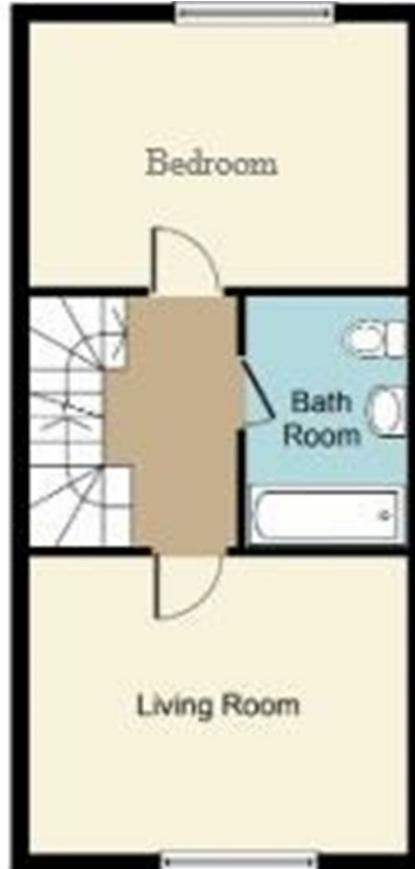
EPC Rating:

C

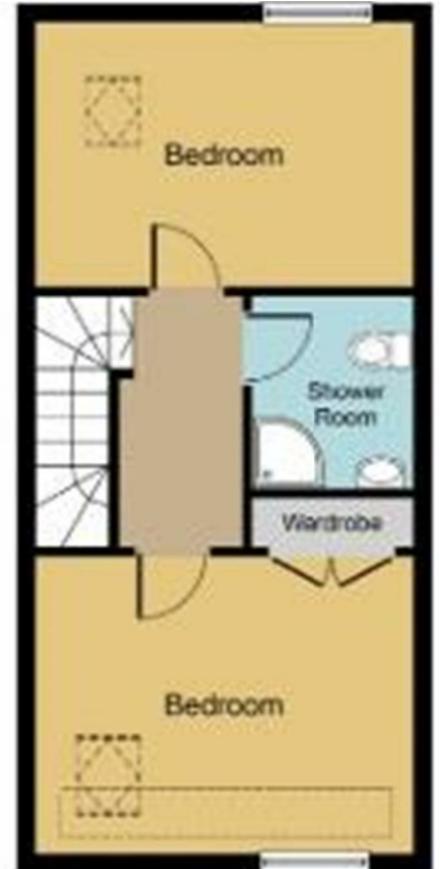
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	75	85
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Ground Floor



First Floor



Second Floor