



**202-204 Hill Top Road, Thornton, Bradford, BD13 3QL**

**£260,000**

- THREE BEDROOM CHARACTER COTTAGE
- CLOSE TO OPEN COUNTRYSIDE
- UPDATING & MODERNISATION REQUIRED
- COVERED PARKING / CAR PORT
- GAS CH & UPVC DG
- SEMI-RURAL VILLAGE LOCATION
- WALKING DISTANCE TO PUBS & RESTAURANTS
- REAR GARDEN & ROOF TERRACE
- DESIRABLE LOCATION
- DECEPTIVELY SPACIOUS



# 202-204 Hill Top Road, Bradford BD13 3QL

**\*\* THREE BEDROOM CHARACTER COTTAGE \*\* PREVIOUSLY TWO PROPERTIES \*\* DECEPTIVELY SPACIOUS \*\* CAR PORT & ROOF TERRACE \*\*** Bronte Estates are delighted to offer for sale this characterful property, located in a semi-rural position on the popular Hill Top Road in Thornton. Although updating and modernisation is required, the property offers a great deal of charm, pleasant rural views and potential to add value. Briefly comprising of: Dining-Kitchen, Lounge, Hallway, Three Bedrooms & Bathroom. Externally there is a roof terrace accessed from the landing, rear garden and a useful car port with secure gates. A spacious property in a desirable location, be quick with this one!



Council Tax Band: C



## Hall

Stairs to the first floor and a side entrance door leading from the car port. Central heating radiator.

## Dining-Kitchen

14'1" max x 11'5"

A fitted kitchen with designated space for a dining table and chairs, being partially open with the lounge. Fitted with a range of base and wall units, laminated work surfaces and splash-back wall tiling. Laminate flooring, gas cooker point, plumbing for a washing machine and a sink & drainer with mixer tap. Exposed beams and woodwork. Windows to the front and side elevations and a side entrance door. Central heating radiator.

## Lounge

14'5" x 13'5"

A characterful room with exposed beams and a feature fireplace with an electric fire, window to the front elevation, stripped wood floor and a central heating radiator.

## First Floor

Landing area with access to the roof terrace and doors off to all bedrooms and bathroom, plus a central heating radiator.

## Bedroom One

14'5" x 8'2"

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

## Bedroom Two

11'1" x 7'10"

Window to the front elevation, fitted wardrobe & drawers and a central heating radiator.

## Bedroom Three

11'1" x 7'6"

Window to the front elevation, fitted wardrobe & drawers and a central heating radiator.

## Bathroom

A modern shower room comprising of a low flush WC, washbasin with mixer tap and storage below plus a walk-in shower area with a rainfall shower. Window to the side elevation and a central heating radiator.

## Car Port

A attached car port/garage with secure metal gates to the front. A door off leads to:

## Store

11'4 x 7'6

A useful, good sized store room with access to the rear garden.

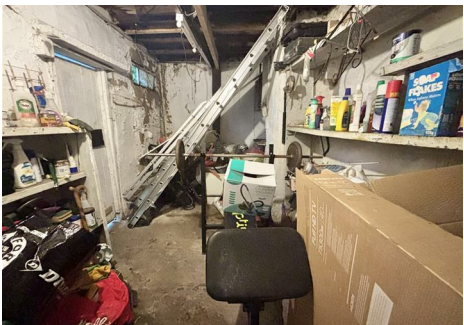
## Garden

To the rear of the property is an enclosed garden space with a paved area, flowerbeds and a further outhouse/store. The roof-terrace sits above the car-port and store room., offering a great space for al-fresco dining with open distant views.

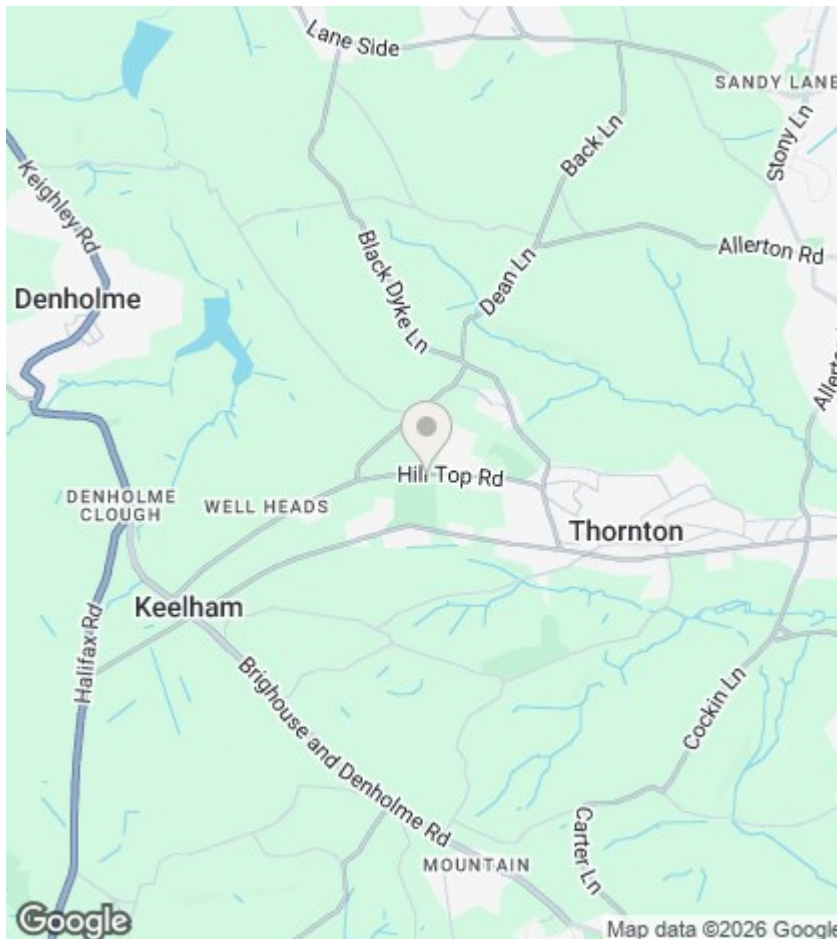












## Directions

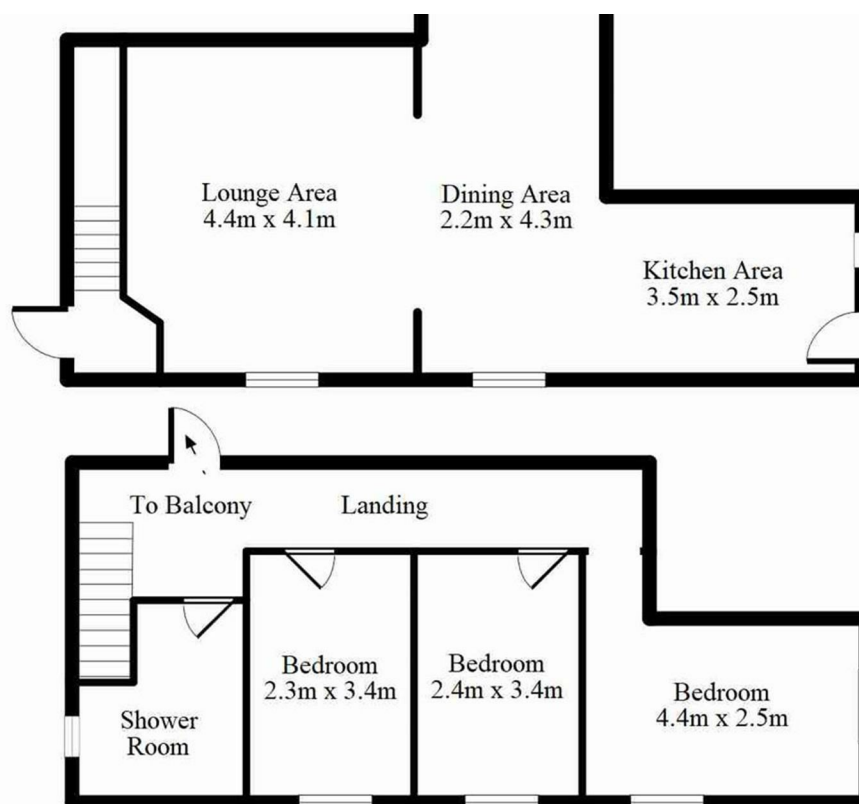
## Viewings

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) A		85
(81-91) B		
(69-80) C		
(55-68) D	58	
(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