



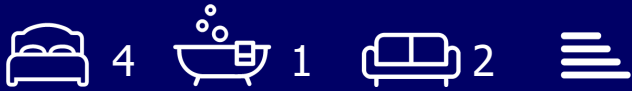
## 27 Albert Street, Thornton, Bradford, BD13 3ER

£220,000

- MODERN END TOWNHOUSE
- LARGE CORNER PLOT
- SINGLE DETACHED GARAGE
- SIDE EXTENSION
- CLOSE TO VILLAGE AMENITIES
- THREE TO FOUR BEDROOMS
- BLOCK PAVED DRIVE FOR TWO CARS
- TWO RECEPTION ROOMS
- COVERED PATIO SEATING AREA
- EARLY VIEWING ADVISED

# 27 Albert Street, Bradford BD13 3ER

**\*\* THREE-FOUR BEDROOM END TOWNHOUSE \*\* SIDE EXTENSION \*\* LARGE CORNER PLOT \*\* GARAGE & OFF-ROAD PARKING \*\* CLOSE TO VILLAGE AMENITIES \*\*** Bronte Estates are pleased to offer for sale this ideal family home in the heart of Thornton village with amenities just a short walk away. The property sits on a good-sized corner plot with superb outdoor space, a block paved driveway, single garage and a large covered patio seating area. Internally the property comprises of: Entrance Hall, Lounge, Dining-Kitchen, Sun Room/Sitting Room, two double Bedrooms and a single Bedroom to the first floor and a family Bathroom, plus a large attic room. Early viewing is advised.



Council Tax Band: B



### **Entrance Hall**

The front entrance door leads into a hallway with stairs off to the first floor, coat hooks, laminate flooring and a central heating radiator.

Door to:

### **Lounge**

17'8 x 11'7

Laminate flooring, window to the front elevation, central heating radiator and double doors to:

### **Dining Kitchen**

14'8 x 10'1

A well fitted dining kitchen with a good range of base and wall cabinets, laminate surfaces and complimentary splash-backs. Integrated appliances include: a double electric oven and grill, electric hob and a dishwasher. Plumbing for a washing machine, stainless steel sink and drainer and two windows to the rear elevation.

Central heating radiator, ample space for a dining table and a door to:

### **Sun Room/Sitting Room extension**

11'6 x 11'1

Windows to three sides and two external doors. Housing the central heating boiler.

### **First Floor**

Landing area with a window to the side elevation affording open distant views. Doors off to the bedrooms and bathroom.

### **Bedroom One**

15'5 x 8'9

Window to the front elevation, laminate flooring and a central heating radiator.

### **Bedroom Two**

12'3 x 8'9

Fitted wardrobes with sliding doors, window to the rear elevation and a central heating radiator.

### **Bedroom Three**

6'6 x 5'6

A small single bedroom currently used as an office with fitted storage. Window to the front elevation and a central heating radiator.

### **Bathroom**

A white bathroom suite comprising of a panelled bath with electric shower over, pedestal

washbasin and a low flush WC. Window to the rear elevation and a heated towel rail.

### **Attic Room**

14'7 x 13'4

Laminate flooring, Velux roof windows and a central heating radiator.

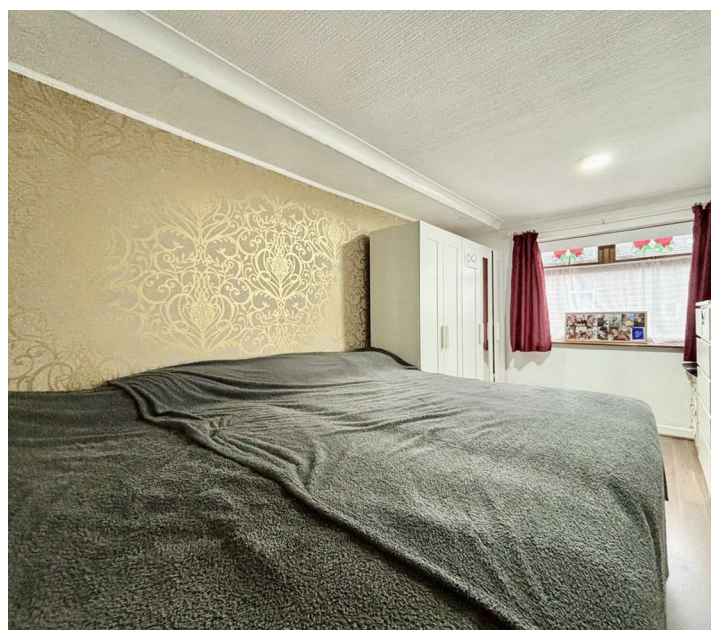
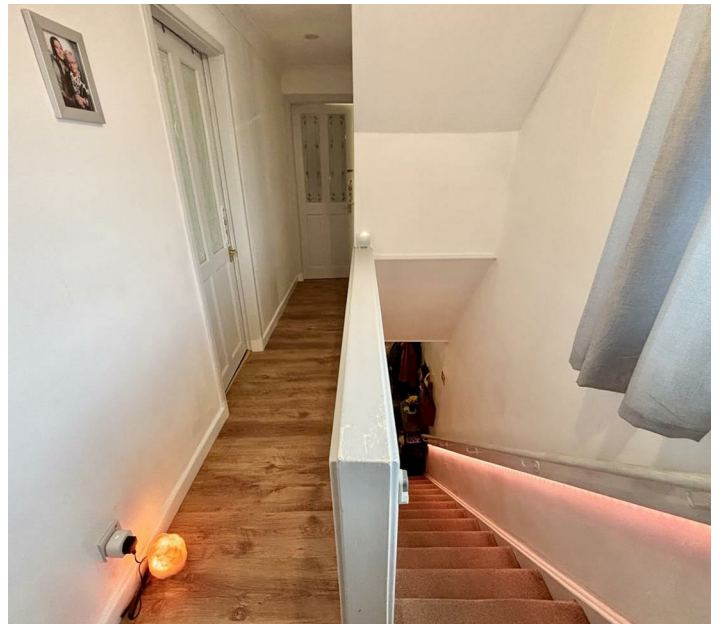
### **External**

To the front of the property is a block paved driveway with parking for two cars. To the side is a generous garden area, mainly paved with a small decking area, flower beds and a single detached garage. To the rear is another enclosed garden with a covered deck seating area that's ideal for entertaining, artificial grass and two garden sheds. Potential to extend the property further, subject to the new owners securing the required planning consents & approvals.

### **Garage**

Single detached garage accessed from Wold Close.

### **EPC & Floor plan 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 