



3 Back Field, Bradford, BD13 3EX

£115,000

- TWO BEDROOM THROUGH BY LIGHT COTTAGE
- DOUBLE GLAZED SASH WINDOWS
- BOILER UNDER WARRANTY UNTIL JULY 2027
- CLOSE TO VILLAGE AMENITIES
- NEW CARPETS AND FLOORING
- GRADE II LISTED
- GAS CENTRAL HEATING & ALL NEW RADIATORS
- CUL-DE-SAC LOCATION
- RECENTLY RE-DECORATED
- 'C' ENERGY PERFORMANCE RATING

3 Back Field, Bradford BD13 3EX

**** GRADE II LISTED COTTAGE ** TWO BEDROOMS ** GARDEN TO THE FRONT ** BACKWATER LOCATION ** NEW FLOORING & RE-DECORATED **** This cosy cottage in Thornton is well presented throughout and has a period style fireplace with a cast iron solid fuel stove, double glazed sash windows and a good sized garden to the front. Located on a quaint, cobbled no-through-road and offering 'ready to move in' accommodation. An ideal first time buy, landlord investment or perhaps for those downsizing. Village amenities are just a few minutes walk away and access to local countryside, the Bronte birthplace, bus routes and so much more! Arrange your viewing now.



Council Tax Band: A



Entrance Hall

The front door leads into a small hallway with stairs off to the first floor and a door to the lounge.

Lounge

13'2 x 12'9

Two sash windows to the front elevation, exposed beams, central heating radiator and a solid fuel stove, set in an impressive stone fireplace. Door to the kitchen.

Kitchen

17'2 x 4'1

Fitted with a range of base and wall units including a stainless steel one and half bowl sink & drainer, integrated electric oven, four ring gas hob and an extractor above. Plumbing for a washing machine, central heating radiator and a sash window to the rear elevation, plus a smaller window. Combi central heating boiler under warranty until July 2027. Door to the cellar.

Cellar

Small keeping cellar providing further storage.

First Floor

Landing area with a window to the rear elevation, central heating radiator and access to the loft space.

Bedroom One

11'1 x 9'10

Two sash windows to the front elevation, window seat, stone feature fireplace and a central heating radiator.

Bedroom Two

8'1 x 6'0

Sash window to the front elevation and a central heating radiator.

Bathroom

10'1 x 4'9

A white bathroom suite comprising of a panelled bath with shower tap attachment, pedestal washbasin and a low flush WC. Sash window to the rear elevation and a central heating radiator.

External

To the front of the property is an enclosed cottage garden with a stone wall boundary and

garden gate. Yorkshire stone pathway, raised flower beds and gravel areas. The garden wall to the front will be re-built before completion of a sale.







Directions

Viewings

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

EPC Rating:

C

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