



20 Ellingham Court, Thornton, Bradford, BD13 3EF

Offers Over £140,000

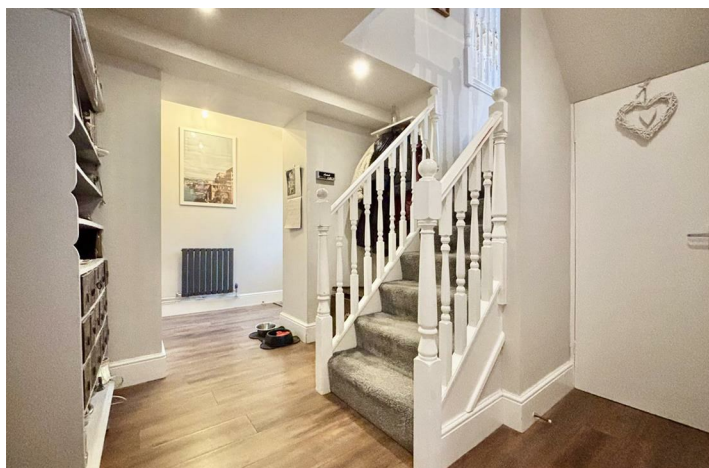
- TWO BEDROOM CHARACTER PROPERTY
- WELL PRESENTED THROUGHOUT
- LARGE HALLWAY
- EXPOSED BEAMS & CHARACTER FEATURES
- PRIVATE GARDEN & PARKING
- PART OF AN OLD SCHOOL CONVERSION
- TWO DOUBLE BEDROOMS
- SPLIT LEVEL LANDING AREA
- MODERN, CONTEMPORARY DECOR
- EARLY VIEWING ADVISED

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**** SUPERB TWO BEDROOM SCHOOL CONVERSION ** CHARACTER FEATURES ** MODERN & CONTEMPORARY ** WELL PRESENTED THROUGHOUT **** Bronte Estates are delighted to offer for sale this spacious, quirky property that would make an ideal first time buy or perhaps for those down-sizing. Boasting exposed beams, a large hallway, two double bedrooms and a sociable open-plan lounge/kitchen/dining space. Located in the heart of Thornton conservation area with amenities close by, allocated parking and a low maintenance garden to the front. Early viewing is advised.



Council Tax Band: B



Hallway

14'4 x 8'2

The front door leads into a good-sized hallway with ample space for coats/shoes. An open staircase leads off to the first floor, storage cupboard, two central heating radiators and laminate flooring.

Lounge

12'5 x 11'10

Two windows to the front elevation, laminate flooring and being open plan with the kitchen and dining area. Central heating radiator.

Dining Area

11'5 x 6'9

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

Kitchen

8'8 x 7'1

Fitted with a good range of base and wall units with butchers block work surfaces and complimentary splash-back wall tiling. Inset stainless steel sink with pot-washer tap, integrated washer-dryer, electric oven, gas hob and an extractor above. Windows to the front and side elevations, boiler cupboard and space for a tall fridge-freezer.

First Floor

14'0 x 8'4

To the first floor is a spacious, split-level landing area with a full-height ceiling and exposed beams, windows to the front and side elevations, central heating radiator and space for a desk/study area.

Bedroom One

12'4 x 9'2

Windows to the front elevation, exposed beams, feature panelled wall and a central heating radiator.

Bedroom Two

10'9 x 9'6

Window to the side elevation, exposed beams and a central heating radiator.

Bathroom

A modern white bathroom suite comprising of a panelled bath with a mains powered shower

over and glass screen, low flush WC and a wall mounted washbasin with storage below. Chrome heated towel rail, open shelving and an extractor fan.

External

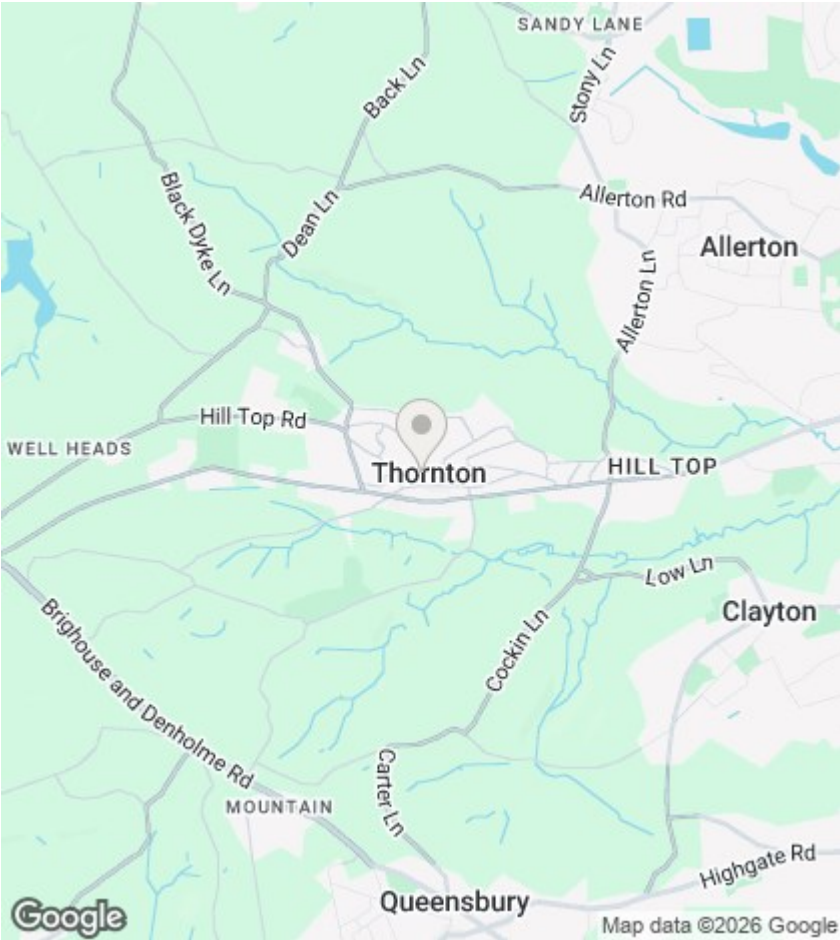
To the front of the property is a low maintenance enclosed garden with a paved pathway, artificial grass, garden shed and a stone wall boundary. Private parking for one car.

Further Information

Energy Performance Certificate and 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) A		
(81-91) B		
(69-80) C		
(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