



## 20 Ellingham Court, Thornton, Bradford, BD13 3EF

Offers Over £140,000

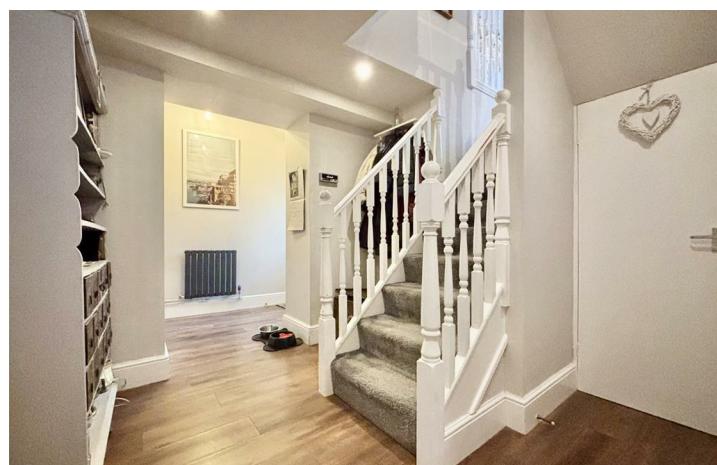
- TWO BEDROOM CHARACTER PROPERTY
- WELL PRESENTED THROUGHOUT
- LARGE HALLWAY
- EXPOSED BEAMS & CHARACTER FEATURES
- PRIVATE GARDEN & PARKING
- PART OF AN OLD SCHOOL CONVERSION
- TWO DOUBLE BEDROOMS
- SPLIT LEVEL LANDING AREA
- MODERN, CONTEMPORARY DECOR
- EARLY VIEWING ADVISED

# 20 Ellingham Court, Bradford BD13 3EF

\*\* 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

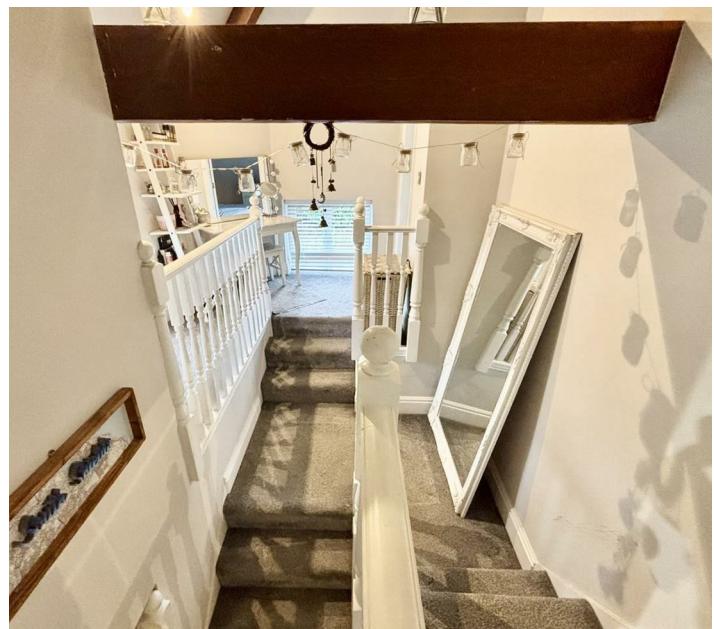
over and glass screen, low flush WC and a wall mounted washbasin with storage below. Chrome heated towel rail, open shelving and an extractor fan.

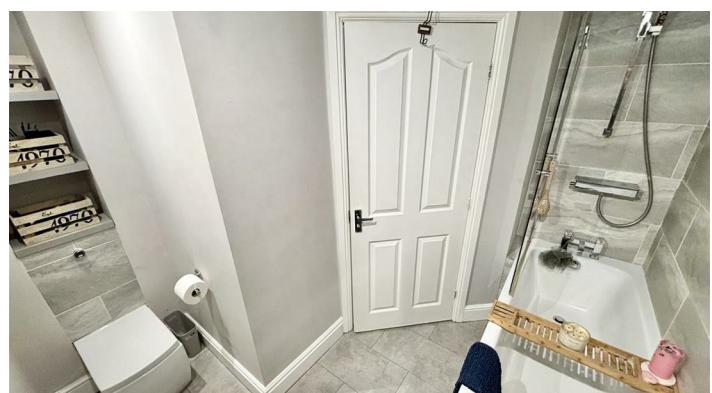
## **External**

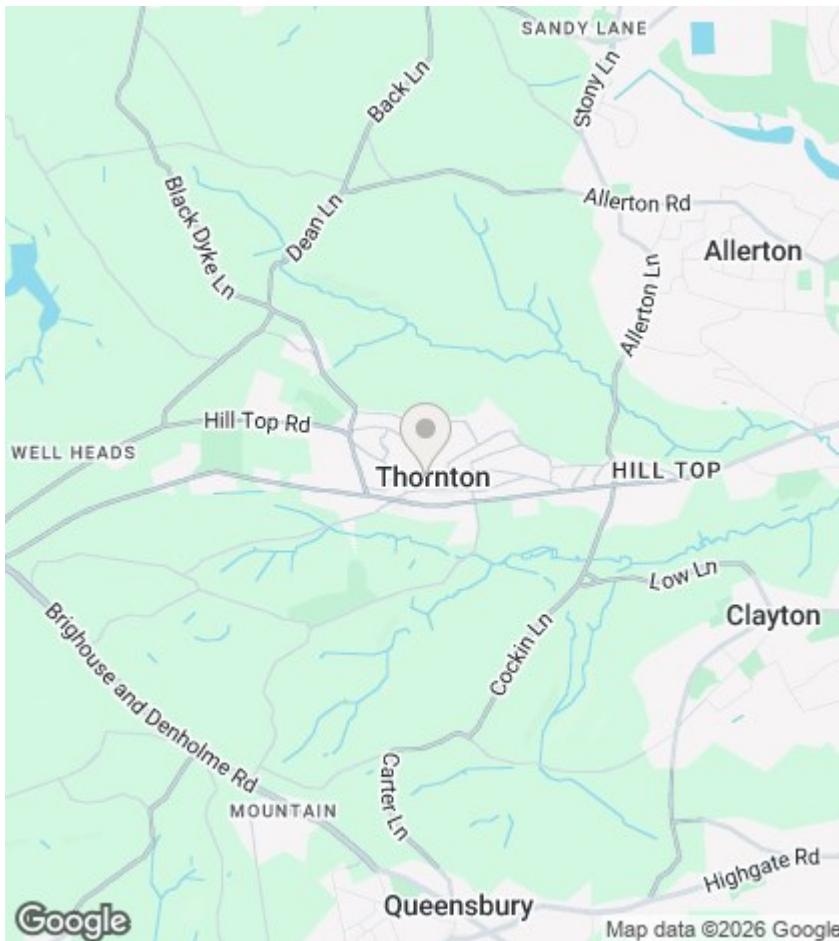
To the front of the property is a low maintenance enclosed garden with a paved pathway, artificial grass, garden shed and a stone wall boundary. Private parking for one car.

## **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
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(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	