



2 Mary Street, Thornton, Bradford, BD13 3JQ

Offers Over £105,000

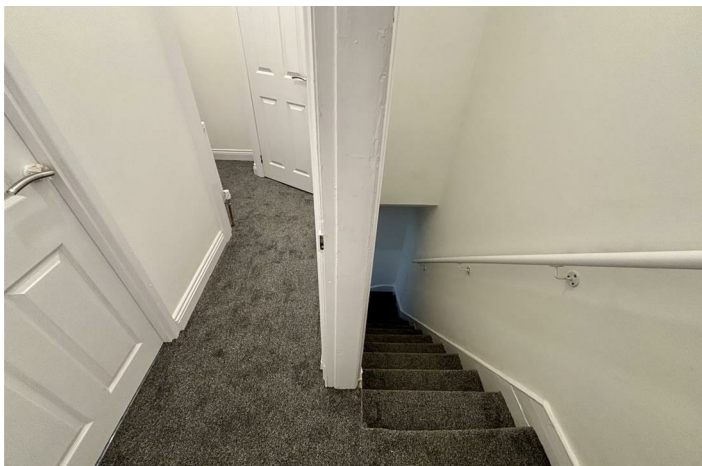
- TWO BEDROOM MID-TERRACE
- MANY RECENT IMPROVEMENTS
- NEW KITTED KITCHEN
- TWO DOUBLE BEDROOMS
- NEW DECOR AND FLOORING
- BACK-TO-BACK
- NEW HEAT PUMP HEATING SYSTEM
- NEW BATHROOM
- GARDEN TO THE FRONT
- CLOSE TO AMENITIES

2 Mary Street, Bradford BD13 3JQ

**** TWO BEDROOM MID-TERRACE ** RECENTLY REFURBISHED ** TWO DOUBLE BEDROOMS ** SET OVER THREE FLOORS ** GARDEN TO THE FRONT **** This well presented property is located in the heart of Thornton village with an array of amenities such as a primary school, doctors, dentist, co-op, sandwich shop, hairdressers, take-away's, cafe's, bus stop etc, all within a few minutes walk. Having recently undergone a program of modernisation to include a new kitchen & bathroom, new heat pump system, full redecoration and new flooring throughout. Small garden to the front. An ideal landlord investment or first-time-buy. Early viewing is advised.



Council Tax Band: A



Vestibule

The front door leads into a small vestibule with a door to the lounge.

Lounge

14'7 x 14'4

Window to the front elevation, central heating radiator, door to the first floor and being open plan to:

Kitchen Area

Fitted with base and wall units with work surfaces over and tiled splash-backs. Integrated electric oven, halogen hob and an extractor above. Stainless steel sink & drainer, space for a washing machine and a door to the cellar space.

First Floor

Landing area with two storage cupboard, stairs off to the second floor and doors to a bedroom and bathroom.

Bedroom One

11'5 x 10'10

Window to the front elevation and a central heating radiator.

Bathroom

A modern, fully tiled bathroom comprising of a panelled bath, pedestal washbasin and a low flush WC. Central heating radiator, extractor and a window to the front elevation.

Bedroom Two

12'1 x 9'8

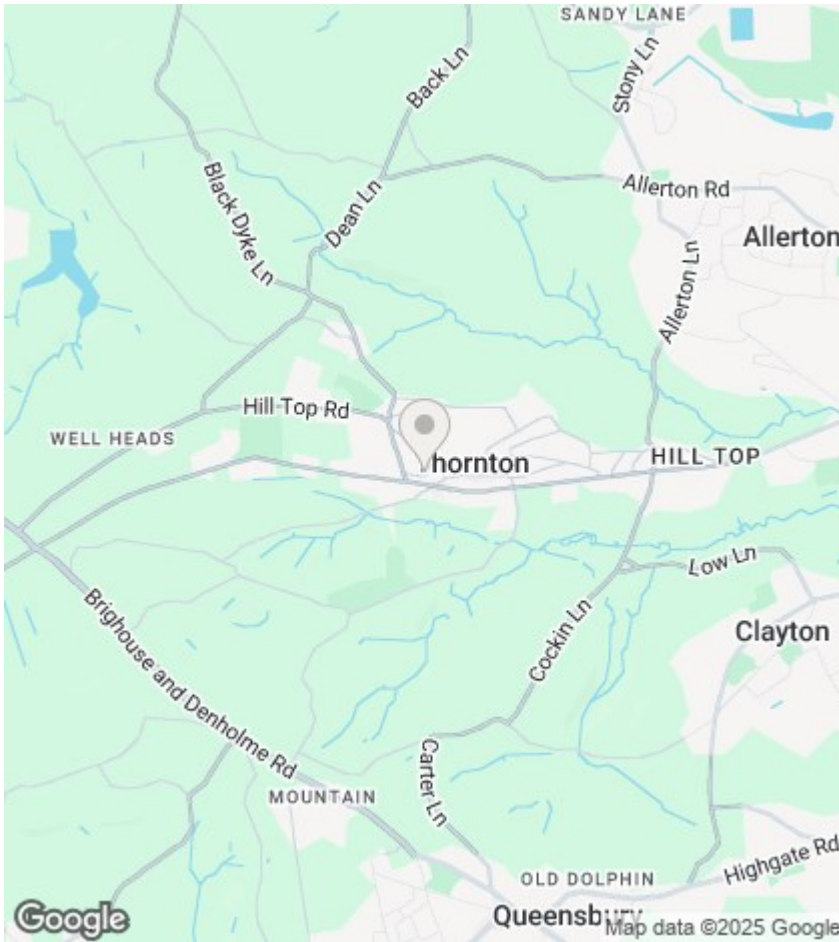
An attic bedroom with a small dormer window to the front elevation and a central heating radiator.

External

Low maintenance yard to the front of the property with a stone wall boundary.







Directions

Viewings

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

EPC Rating:

B

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		81	87
(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	