



**71 Market Street, Thornton, Bradford, BD13 3EN**

**£150,000**

- MIXED-USE PROPERTY
- RETAIL UNIT PLUS CELLAR & FLAT
- SPACIOUS FLAT SET OVER THREE LEVELS
- INTEGRATED SMOKE ALARMS
- DATING BACK TO THE 1800'S

- HISTORIC THORNTON VILLAGE LOCATION
- PROMINENT POSITION
- REAR GARDEN
- GAS CENTRAL HEATING
- HUGE POTENTIAL

# 71 Market Street, Bradford BD13 3EN

\*\* MIXED USE PROPERTY \*\* CLOSE TO THE BRONTE BIRTHPLACE \*\* SET ACROSS FOUR LEVELS \*\* This spacious property offers masses of potential and comprises of a retail unit to the ground floor, cellars and a residential unit set across three floors. The ground floor retail space has successfully operated as a hairdressing salon for many years. Behind this room is access to the cellars and a door that leads to the residential side of the building. The basement has two spacious rooms, a WC and access to the rear garden. The flat is set across three floors and comprises of a spacious ground floor kitchen with its own rear access. To the first floor is a large lounge, bathroom and double bedroom, and to the second floor is a large attic bedroom. Due to the size of the property, there is scope to reconfigure the layout to capitalise on the potential. The location is a perfect setting in Thornton Village with the Bronte birthplace literally seconds away. An exciting proposition. View now!



Council Tax Band: A



## GROUND FLOOR

### Retail Unit

14'2 x 13'3

A spacious retail space, currently operated as a hairdressing salon. Large window and access door to the front elevation, two wash basins and a central heating radiator.

### Kitchen

14'2 x 13'3

The main access to the flat is via the rear door that leads into the kitchen. There is a range of fitted base units and laminated working surfaces, stainless steel sink & drainer, plumbing for a washing machine and a gas cooker point.

Window to the rear elevation and stairs to the first floor.

## FIRST FLOOR

### Landing Area

Giving access to the lounge, bathroom and a bedroom with stairs off to the second floor.

### Lounge

17'1 x 13'3

A large and characterful reception room with exposed stone wall, the original stone fireplace and a window to the front elevation. Central heating radiator.

### Bedroom

10'6 x 6'6

Window to the rear elevation and a central heating radiator.

### Bathroom

10'5 x 5'8

A three piece bathroom suite comprising of a panelled bath with a rainfall shower over and a shower tap attachment, pedestal washbasin and a low flush WC. Window to the rear elevation, airing cupboard and a central heating radiator.

## SECOND FLOOR

### Bedroom

18'5 x 10'9

A large bedroom with wall-to-wall fitted wardrobes and a dormer window to the rear elevation with superb open views across

Thornton and countryside beyond. There may be potential to split this room, subject to securing any required planning consents. Central heating radiator.

## LOWER GROUND FLOOR

### Rear Cellar Room

13'9 x 13'3

With good head height and exposed beams. Original stone fireplace, stainless steel sink & drainer and two windows to the rear elevation.

### Front Cellar Room

8'0 x 16'8

Window to the front elevation.

### Store / Utility

13'9 x 4'6

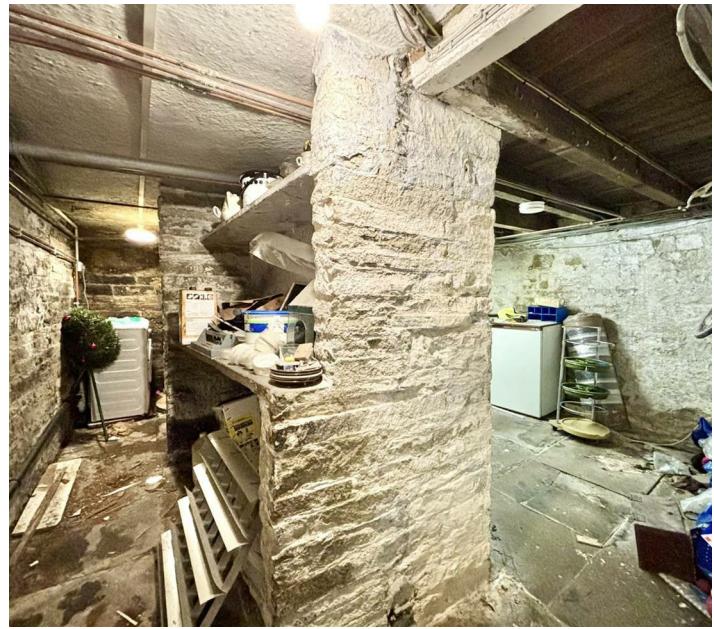
Stone shelving and plumbing for a washing machine.

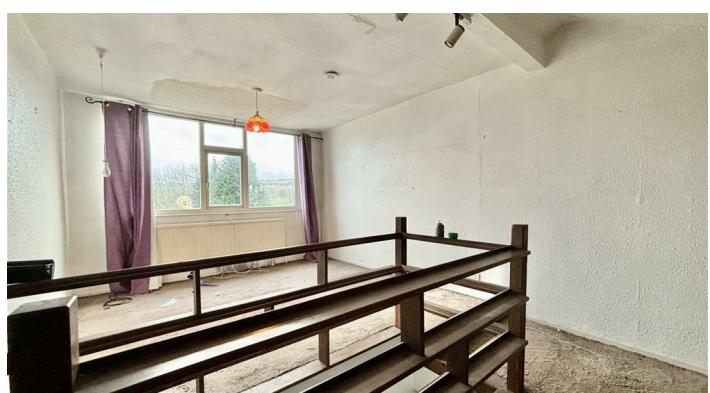
### WC

Low flush WC and a handwash basin. External door to the rear garden.

## EXTERNAL

To the rear of the property is access to the lower ground floor basement and the ground floor kitchen. There is an enclosed garden with a paved patio area, flowerbeds, mature shrubs/trees and a fenced boundary. The garden can also be accessed by a ginnel from Fountain Street.







## Directions

## Viewings

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

## EPC Rating:

E

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