



## 155 Sappgate Lane, Thornton, Bradford, BD13 3DY

£200,000

- THREE BEDROOM SEMI DETACHED
- GARDENS FRONT AND REAR
- GAS CENTRAL HEATING
- LOUNGE & DINING ROOM
- AVAILABLE WITH NO CHAIN
- OFF-ROAD PARKING
- SINGLE GARAGE
- POPULAR LOCATION
- CLOSE TO AMENITIES
- EARLY VIEWING ADVISED

# 155 Sappgate Lane, Bradford BD13 3DY

THREE BEDROOM SEMI DETACHED \*\* POPULAR LOCATION \*\* DRIVE, GARAGE & GARDENS \*\*  
TWO RECEPTION ROOMS \*\* Bronte Estates are pleased to offer this modern three bedroom semi, located on Sappgate Lane in Thornton. Benefitting from off-road parking, gas central heating, some new carpets & decor and is located close to village amenities and open countryside. Briefly comprising of: Entrance Hall, Lounge with an arch way to a Dining Room, Kitchen, three first floor Bedrooms and a Family Bathroom. Early viewing advised.



Council Tax Band: C



## Hall

12'9 x 6'0

Stairs lead off to the first floor, solid wood flooring, window to the side elevation, under-stairs storage and a central heating radiator.

## Lounge

12'9 x 11'4

Window to the front elevation, marble fireplace with an electric fire, central heating radiator.

Open to:

## Dining Room

10'9 x 9'4

French doors leading to the rear garden and a central heating radiator.

## Kitchen

11'1 x 7'10

Fitted with a range of base and wall units, laminate working surfaces and splash-back tiling. Integrated electric oven, four ring gas hob and an extractor over. Stainless steel sink and drainer, plumbing for a washing machine, window to the rear elevation and a side entrance door.

## First Floor

Landing area with a window to the side elevation, access to the loft space and an airing cupboard. Doors off to the bedrooms and bathroom.

## Bedroom One

12'7 x 10'2

Window to the front elevation, wall to wall fitted wardrobes and a central heating radiator.

## Bedroom Two

11'3 x 9'4

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

## Bedroom Three

9'8 x 7'3

Window to the front elevation, fitted wardrobes & storage and a central heating radiator.

## Bathroom

A white bathroom suite comprising of a panelled bath with shower over, pedestal washbasin and a low flush WC. Filly tiled walls, window to the rear elevation and a central heating radiator.

## External

Open plan driveway to the front with off-road parking, lawn, flowerbeds and mature shrubs. The drive runs down the side of the house and leads to a single garage with 'up and over' door and a side window. The rear garden has a paved area, lawn, flowerbeds and mature shrubs/trees.

## 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	