



Back Field, Thornton,

£110,000

- * CHARACTER COTTAGE * TWO BEDROOMS * BACKWATER LOCATION IN A QUIET CUL DE SAC * SEMI-RURAL *
- * MODERN KITCHEN & BATHROOM * HEART OF THORNTON VILLAGE * SMALL GARDEN *
- * FANTASTIC STARTER HOME * CHARACTER FEATURES *

Situated in the heart of Thornton village close to the Bronte family birthplace, is this delightful two bedroom grade II listed cottage. The 'ready to move into' accommodation has been updated/modernised and benefits from gas central heating and double glazing.

Briefly comprising entrance, open plan lounge/kitchen, cellar, two first floor bedrooms and a modern house bathroom.

To the front of the property there is a cottage style garden.



Entrance

With radiator.

Open Plan Lounge/Kitchen

17'1" x 14'1" (5.21m x 4.29m)

Lounge area has a solid fuel burner set in chimney breast, laminated wood floor, radiator.

Kitchen area had a modern range of wall and base units incorporating stainless steel sink unit, stainless steel oven and hob, plumbing for auto washer.



Cellar

First Floor Landing

Bedroom One

9'9" x 8'8" (2.97m x 2.64m)

With radiator.

Bedroom Two

11'3" x 7' (3.43m x 2.13m)

With radiator.



Bathroom

Modern three piece suite, tiled walls and heated towel rail.



Exterior

To the outside there is a cottage style garden to the front.

Directions

From our office on Queensbury High Street head east on High St/A647 towards Gothic St, turn left onto Albert Rd/A644, right onto Thornton Rd, continue onto Carter Ln, take the slight right onto Cockin Ln, turn left to stay on Cockin Ln, continue onto Chat Hill Rd, at the double mini roundabout take the 1st exit onto Thornton Rd/B6145, turn right onto Spring Head Rd, left onto Bronte Old Rd, continue onto Market St, turn right onto Field Ct and Back Field will shortly be seen where the property is displayed via our For Sale board.



TENURE

FREEHOLD

Council Tax Band

A



Agent Notes & Disclaimer We endeavour to make our particulars fair, accurate and reliable. The information provided does not constitute or form part of an offer or contract, nor may it be regarded as representation. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and for guidance only, as are floorplans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for purpose. We strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. **Money Laundering Regulations** Intending purchasers will be asked to produce identification and proof of finance. We would ask for your co-operation in order that there will be no delay in agreeing a sale. We are covered and members of The Property Ombudsman.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Current	Potential	Score	Current	Potential	Score
Very energy efficient - lower running costs		84	Very environmentally friendly - lower CO ₂ emissions		
(92-94) A			(91-94) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC			England & Wales EU Directive 2002/91/EC		

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