



3 Buffham Pastures, Thornton, Bradford, BD13 3AQ

Asking Price £215,000

- DETACHED FAMILY HOME
- THREE DOUBLE BEDROOMS
- CONTEMPORARY FINISH THROUGHOUT
- SUBSTANTIAL REAR GARDEN
- IDEAL FOR YOUNG PROFESSIONALS
- TWO BATHROOMS
- DINING KITCHEN
- OFF-STREET PARKING & INTEGRAL GARAGE

3 Buffham Pastures, Bradford BD13 3AQ

THREE BEDROOM DETACHED FAMILY HOME Situated on the outskirts of Thornton Village, BD13 is this THREE DOUBLE BEDROOM family home benefiting from OFF-STREET PARKING, INTEGRAL GARAGE AND ENCLOSED REAR GARDEN. Ideal for a number of buyers such as GROWING FAMILIES and/or YOUNG PROFESSIONALS, the property sits WITHIN THE CATCHMENT AREA FOR WELL-REGARDED SCHOOLS, has EXCELLENT TRANSPORT LINKS into Bradford City Centre and has an ARRAY OF LOCAL AMENITIES close by. Internally the house briefly comprises an entrance hall, living room, inner hall with downstairs w/c and dining kitchen to the ground floor, a landing with storage, three double bedrooms and a family bathroom to the first floor. Early internal inspections are heavily recommended to appreciate the space and position of this detached family home.



Council Tax Band: D



Property Description

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Accommodation

Ground Floor

Entrance Hall

With a composite door to front, gas central heating radiator, access to the living room creating an ideal space for hanging coats and storing shoes.

Living Room

10'04 x 16'09

Situated to the front aspect with a double glazed window to front, gas central heating and access to the inner hall.

Inner Hall

An inner hall leading to then dining kitchen, stairs to the first floor with a downstairs w/c.

Dining Kitchen

18'10 x 8'04

A modern, fully fitted kitchen comprising a mixture of wall and base units and work surfaces over, space and plumbing for a double fridge freezer, washing machine and dishwasher, an electric oven with gas hob and extractor fan over, a sink and drainer, ample space for dining with gas central heating, a double glazed window and patio doors to rear.

First Floor

Landing

With a built in storage cupboard, loft access and leading to all bedrooms and the family bathroom.

Bedroom One

13'11 x 9'08

A generous double bedroom, naturally lit with a two double glazed window to front, gas central heating radiator and access to en-suite shower room.

En-Suite

A contemporary en-suite shower room comprising a shower, w/c, wash hand basin, gas central heating and double glazed window to front.

Bedroom Two

8'08 x 11'11

A second double bedroom with gas central heating and a double glazed window to rear over-looking the rear garden.

Bedroom Three

9'09 x 8'07

A third double bedroom with gas central heating and double glazed window to rear.

Family Bathroom

A part tiled bathroom with a three piece suite consisting of a bath, wash hand basin and w/c, with a double glazed window and gas central heating radiator.

External

To the front is a driveway offering off-street parking for multiple vehicles leading to an integral garage with up and over door, power and lighting. There is also a path leading to the left hand side of the property giving access to the enclosed rear garden. The rear garden is mainly laid to lawn with a fenced surround, a raised planter and paved patio area.

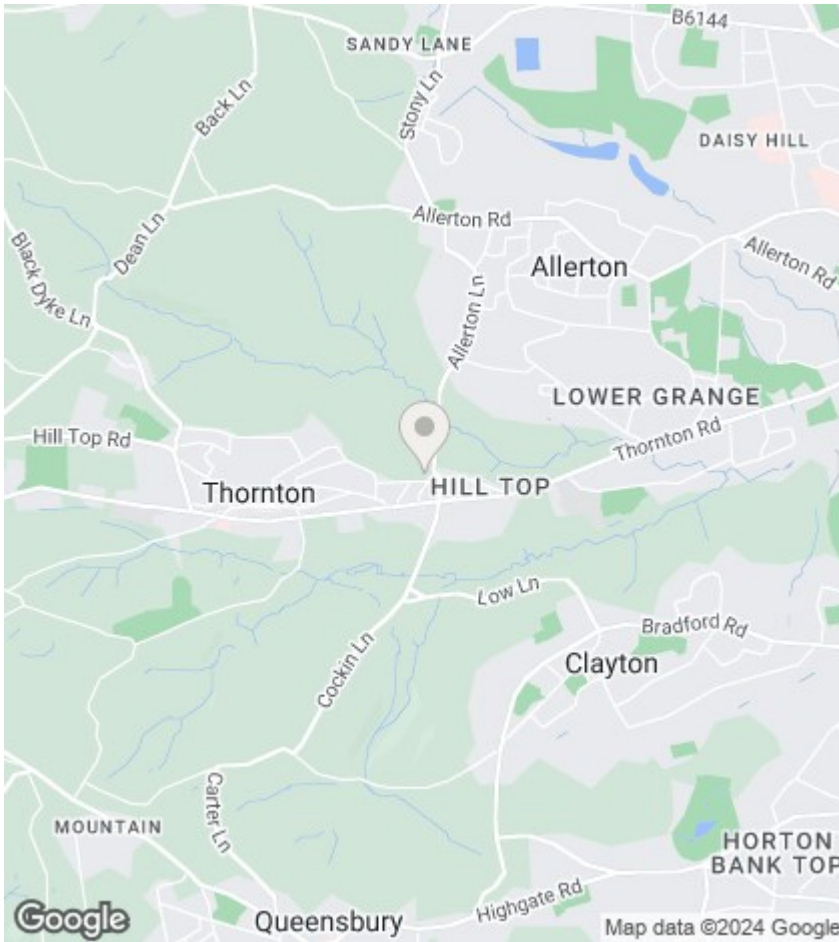
Agents Notes

Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes

only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.







Directions

Viewings

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

EPC Rating:

B

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			95
(81-91) B		83	
(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 