



19 Back High Street, Thornton, Bradford, BD13 3ET

£90,000

- TWO BEDROOM BACK TO BACK TERRACE
- NO ONWARD CHAIN
- PERFECT FOR FIRST TIME BUYERS
- GAS CENTRAL HEATING & DOUBLE GLAZING
- FURNITURE INCLUDED IN PRICE*
- CONVENIENT VILLAGE LOCATION
- IDEAL BUY TO LET INVESTMENT
- GENEROUSLY PROPORTIONED ROOM SIZES
- HIGH CEILINGS

19 Back High Street, Bradford BD13 3ET

*****NO ONWARD CHAIN***** An ideal **FIRST TIME BUY** and/or **BUY TO LET INVESTMENT** situated in the heart of Thornton Village, BD13. This **DECEPTIVELY SPACIOUS** two bedroomed house is brought to the market with **NO ONWARD CHAIN** and sits within **WALKING DISTANCE TO ALL LOCAL AMENITIES** along with **EXCELLENT TRANSPORT LINKS** in and out of Bradford Centre. Briefly the property comprises an entrance vestibule, a living room and **SEPARATE KITCHEN** to the ground floor, a basement cellar to the lower ground floor, **TWO BEDROOMS** and a **FOUR PIECE BATHROOM** to the first floor. Viewings by appointment only!

*The vendor is offering the furniture in the property within the sale price should the new purchaser wish to keep them.



Council Tax Band: A



Property Description

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Accommodation

Ground Floor

Entrance Vestibule

Ideal for storing coats and shoes, leading to the living room and kitchen.

Living Room

12'4" x 14'9"

A generous living room with high ceilings, a large double glazed window to front, gas central heating and feature fireplace.

Kitchen

7'07 x 12'02

Fitted with modern wall and base units, an electric oven and hob with extractor fan over, a sink and drainer, breakfast bar, gas central heating radiator, double glazed window to front and access to the basement cellar.

First Floor

Landing

An open landing leading to two bedrooms, bathroom and a loft hatch.

Bedroom One

9'10" x 14'9"

A light and airy main double bedroom with a double glazed window to front and gas central heating radiator.

Bedroom Two

7'8" x 8'10"

A generously proportioned second bedroom, newly re-plastered ready for decorating with a double glazed window to front and gas central heating radiator.

Bathroom

A part tiled, four piece bathroom suite with a bath and separate shower cubicle, wash hand basin, w/c, double glazed window to front and gas central heating radiator.

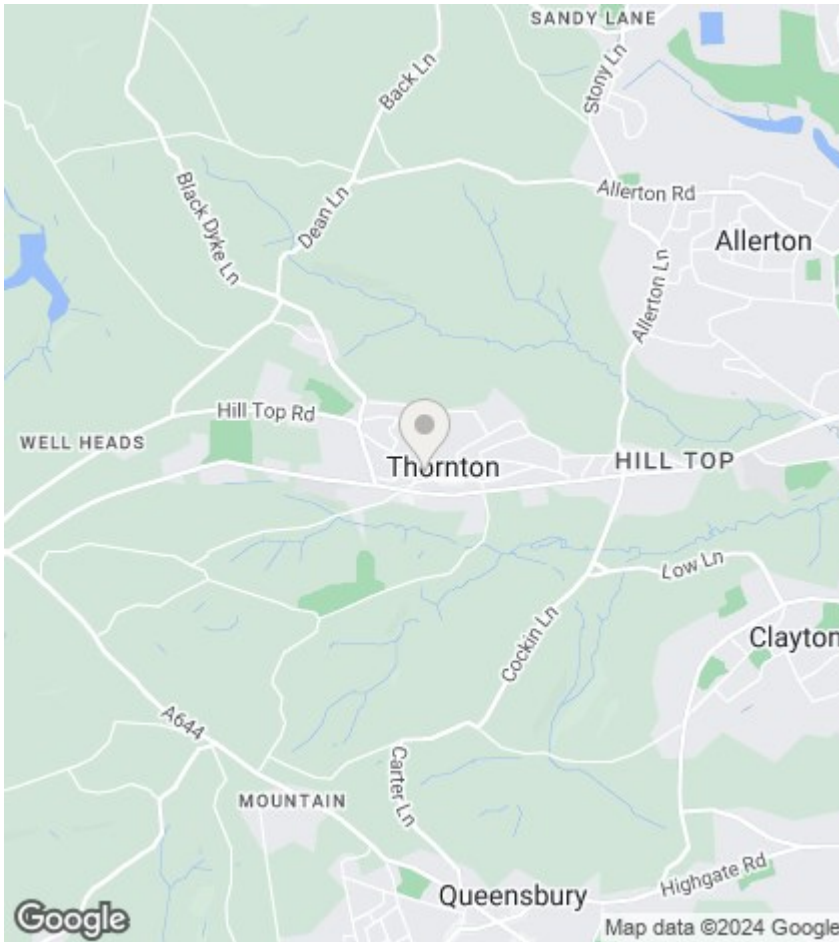
External

The property comes with an outside yard space, ideal for some patio seating.

Agents Notes

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

E

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		50	
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

