



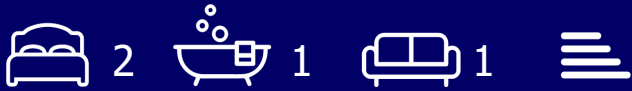
Thornton Mills, 17 Kinder Close, Thornton, Bradford, BD13 3NG

£800 Per Month

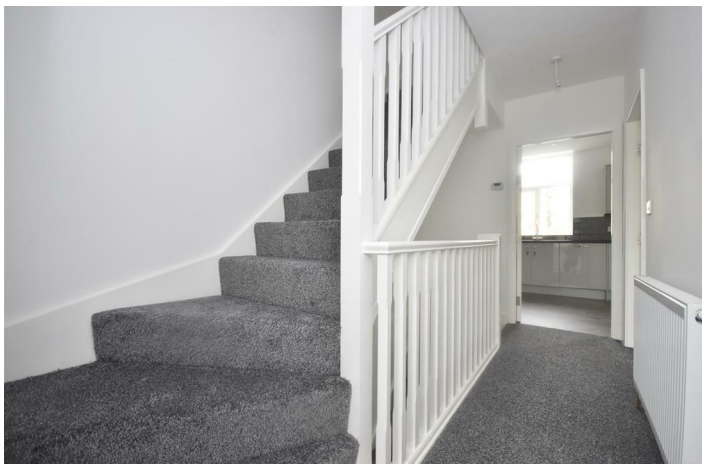
- NEWLY CONVERTED MILL BUILDING
- VERSATILE ACCOMMODATION
- GAS CENTRAL HEATING
- TWO BEDROOMS
- EPC - TBC & Council Tax -D
- TWO BEDROOM MID TOWNHOUSE OVER 3 FLOORS
- GARDEN TO THE FRONT
- SPACIOUS DINING KITCHEN
- AVAILABLE NOW

17 Kinder Close, Bradford BD13 3NG

A Modern Townhouse in excellent condition throughout located in Thornton. Accommodation comprises of; GROUND FLOOR - Lounge, LOWER GROUND FLOOR - Kitchen / Diner & Cloakroom. FIRST FLOOR - Two Bedrooms & Bathroom. Small Front Garden. Available Now. EPC - TBC & Council Tax - C



Council Tax Band: C



GROUND FLOOR

Open plan lawned garden to the front of the property.

LOUNGE

20'5" x 10'1"

Entrance door with window to the front elevation. Central heating radiator, TV point and door to the rear hallway.

STORAGE ROOM

6'5" x 4'4"

Central heating radiator, power & light.

REAR HALLWAY

Stairs off to the lower ground floor and first floor.

LOWER GROUND FLOOR

WC

Low flush WC, wash basin and ceiling spotlights.

DINING KITCHEN

25'8" x 10'1"

A spacious dining kitchen with designated kitchen and dining space. Fitted with a range of wall and base units, splash-back tiling and laminate work surfaces. Integrated appliances including; washing machine, dishwasher, fridge freezer, gas hob electric oven and extractor hood. 1.5 bowl composite sink and drainer with mixer tap. Central heating radiator and TV point.

FIRST FLOOR LANDING

Window to the rear elevation and a central heating radiator.

BEDROOM ONE

10'9" x 10'4"

Window to the front elevation, TV point, bedside lighting and a central heating radiator.

BEDROOM TWO

10'3" x 7'1"

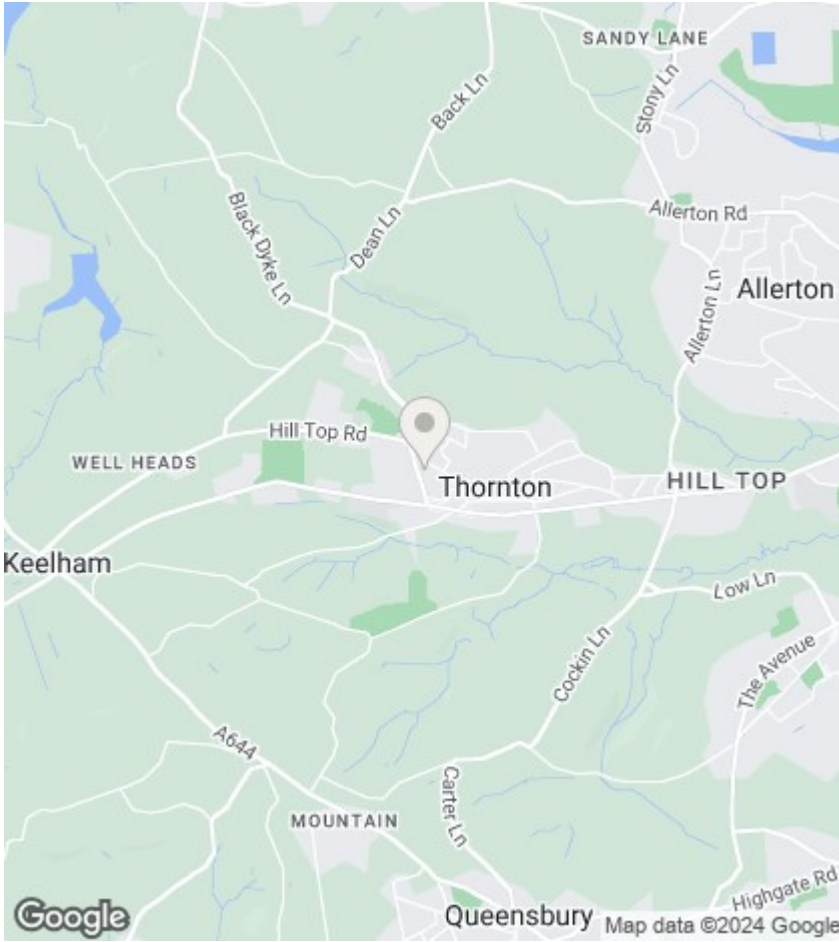
Window to the rear elevation, TV point and central heating radiator.

BATHROOM

A fully tiled bathroom with a modern three piece suite comprising of: panelled bath with rainfall shower over, push button WC and a wash basin set in a modern vanity unit. Ceiling spotlights, shaver point, chrome heated towel rail and extractor.

EXTERNAL





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) 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 