



1487 Thornton Road, Thornton, Bradford, BD13 3AS

£260,000

- SEMI-DETACHED BUNGALOW
- AMPLE OFF-STREET PARKING
- DETACHED GARAGE
- FLEXIBLE LIVING ACCOMMODATION
- THREE/FOUR BEDROOMS
- SUBSTANTIAL ENCLOSED GARDEN TO REAR
- EXCELLENT TRANSPORT LINKS
- BEAUTIFULLY PRESENTED THROUGHOUT

# 1487 Thornton Road, BD13 3AS

BEAUTIFULLY PRESENTED THREE BEDROOM SEMI-DETACHED BUNGALOW SAT ON A GENEROUS PLOT OFFERING AMPLE OFF-STREET PARKING & A SUBSTANTIAL GARDEN TO REAR!



Council Tax Band: C





## Property Description

**\*\*\*BEAUTIFULLY PRESENTED THREE/FOUR BEDROOM SEMI-DETACHED BUNGALOW\*\*\***  
Situated on the outskirts of Thornton Village, BD13 is this GENEROUSLY PROPORTIONED three/four bedroom semi-detached bungalow. The property has recently undergone renovations and now has a 'READY TO MOVE IN' FEEL with a CONTEMPORARY FINISH THROUGHOUT. Offering FLEXIBLE ACCOMMODATION over two floors, we feel this property would be IDEAL FOR A NUMBER OF BUYERS, from YOUNG PROFESSIONALS & FAMILIES to those LOOKING TO DOWNSIZE. The house sits within the CATCHMENT AREA FOR WELL-REGARDED SCHOOLS, has EXCELLENT TRANSPORT LINKS and an ARRAY OF LOCAL AMENITIES nearby. Briefly, the bungalow internally comprises an entrance hall, TWO RECEPTION ROOMS, a kitchen, bedroom and MODERN BATHROOM to the ground floor, with TWO BEDROOMS & a LARGE STORAGE SPACE under the eaves to the first floor. Externally, the property boasts a SUPERB GARDEN to the rear with PANORAMIC VIEWS across the valley behind, with GATED OFF-STREET PARKING & DETACHED GARAGE to side and a garden to front. We expect a high number of viewings on this property so please contact Bronte Estates directly to confirm a viewing appointment. VIEWINGS BY APPOINTMENT ONLY!

## Accommodation

### Ground Floor

#### Entrance Hall

With access from a door to side leading to all rooms on the ground floor and stairs to the first floor.

#### Living Room

15'8" x 11'8"

A generously proportioned main reception room to the front aspect with a double glazed window to front, gas central heating radiator and gas fire with stone surround.

#### Kitchen

10'7" x 8'7"

A modern kitchen fitted with a range of wall and base units, a Range style cooker with extractor fan over, pace and plumbing for a washing machine and fridge freezer, an integral dishwasher, a Belfast sink with the addition of gas central heating and a double glazed window to rear overlooking the rear garden.

#### Sitting Room

12'9" x 10'9"

A second reception room, ideal for a dining room, sitting room and/or even a fourth bedroom with gas central heating and patio doors leading to the rear garden.

#### Bedroom One

13'10" x 9'8"

A generous main double bedroom to the front left with ample space for wardrobes and bedroom furniture, a gas central heating radiator and double glazed window to front.

#### Bathroom

6'11" x 5'1"

A fully tiled contemporary bathroom with a white three piece suite consisting of a bath with waterfall shower head over, a w/c, wash hand basin with vanity unit under, a heated towel rail and frosted double glazed window to side.

### First Floor

#### Bedroom Two

14'4" x 11'1"

A second double bedroom with a built in storage cupboard, gas central heating radiator and a double glazed window to rear providing unrivalled views.

#### Bedroom Three

9'10" x 8'7"

A generous third bedroom with built in storage, double glazed windows to front and gas central heating radiator.

### External

The property sits on a generous plot providing a gated driveway leading to a detached garage with up and over door alongside a laid to lawn garden to the front.

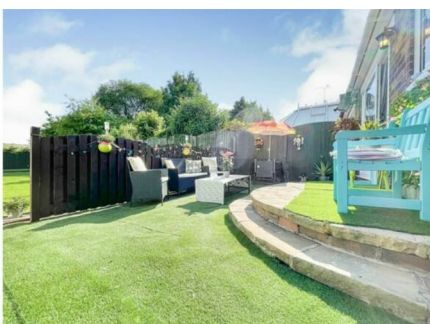
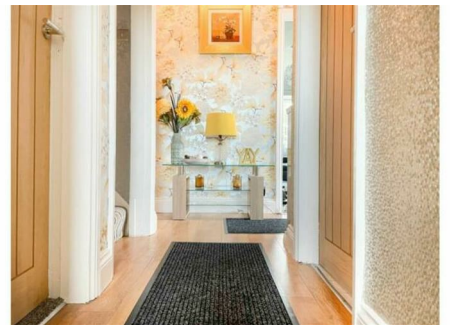
To the rear, an impressive, enclosed and secluded garden, mainly laid to lawn with a turfed seating area, a summerhouse and shed, raised flowerbeds', a panoramic countryside backdrop and fenced borders.

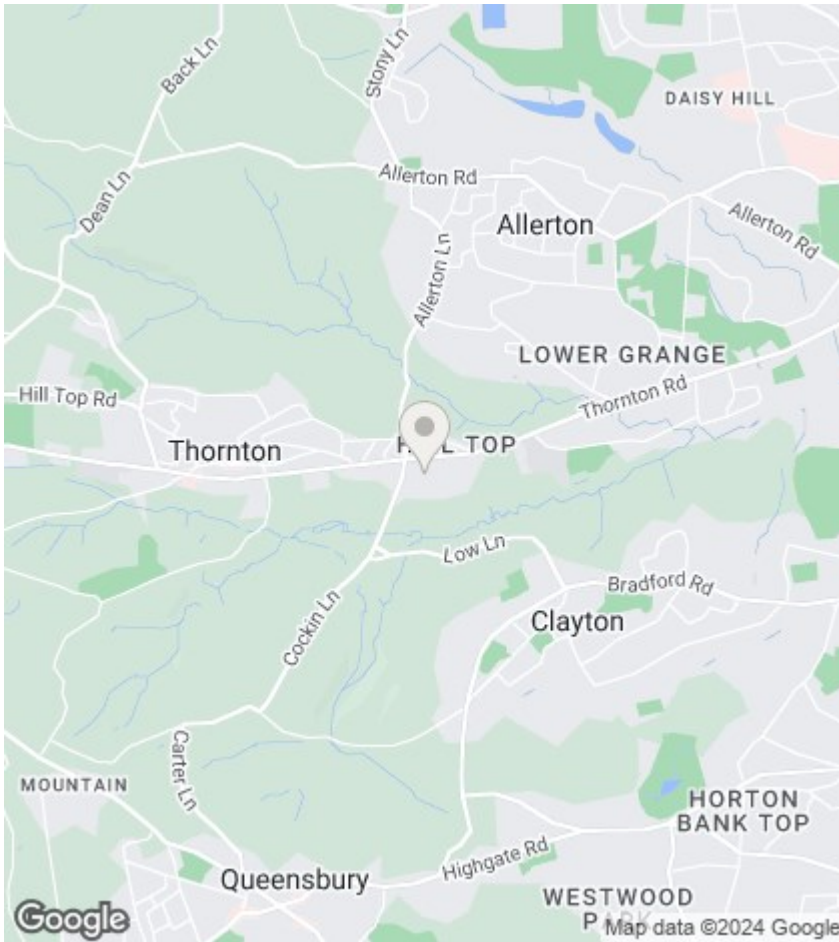
### Agents Notes

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

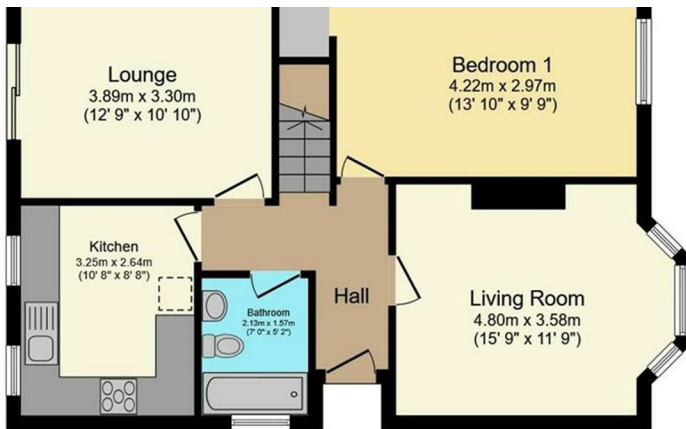
## Viewings

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

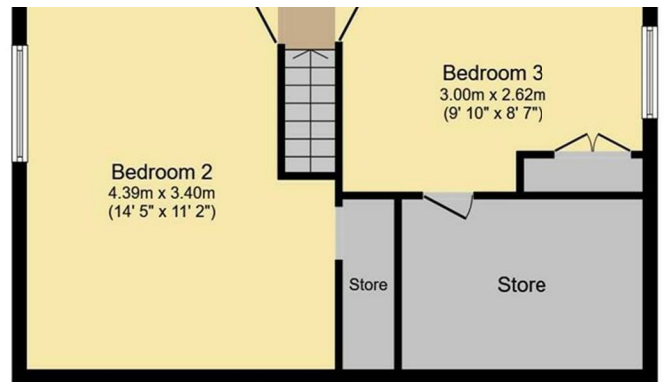
## EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C		61	
(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	



**Ground Floor**



**First Floor**

Total floor area 120.1 sq.m. (1,292 sq.ft.) approx

Whilst every attempt has been made to ensure the accuracy of this floor plan, all measurements are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Specifically no guarantee is given on the total