



2 George Street, Thornton, Bradford, BD13 3JG

Offers Over £105,000

- TWO BEDROOM CORNER TERRACE
- OPEN PLAN LOUNGE & KITCHEN
- UPVC DOUBLE GLAZING
- CLOSE TO VILLAGE AMENITIES
- IDEAL FIRST TIME BUY
- SET OVER THREE FLOORS
- GAS CENTRAL HEATING
- PRIMARY SCHOOL IN WALKING DISTANCE
- GARDEN TO THE FRONT & SIDE
- EARLY VIEWING IS ADVISED

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**** TWO BEDROOM CORNER TERRACE ** SET ACROSS THREE FLOORS ** CLOSE TO LOCAL AMENITIES ** GOOD-SIZED GARDEN **** This two bedroom terrace property in Thornton enjoys gas central heating, UPVC double glazing and has village amenities within a minutes walk! To the ground floor is an open-plan lounge & kitchen and to the first floor is the master bedroom and the bathroom. To the second floor is a landing area and access to the second bedroom. Gardens to the front and side. An ideal first time buy or landlord investment. Arrange your viewing now.



Council Tax Band: A



Vestibule

A small entrance vestibule with a door to the lounge.

Lounge

17'10" x 15'1"

Windows to both the front and side elevations, door to the first floor and being open to the kitchen area.

Kitchen Area

Fitted with base and wall units, laminated working surfaces and splash- back wall tiling. Integrated hob, oven and plumbing for a washing machine. Door to the cellar.

First Floor

Landing area with a storage cupboard, stairs to the first floor and a doors to the bathroom and master bedroom.

Bedroom One

14'11" x 8'1"

Window to the front elevation and ample space for drawers and wardrobes.

Bathroom

A white bathroom suite consisting of a panelled bath with a shower tap attachment, pedestal washbasin, WC and an extractor fan.

Second Floor

A good-sized landing area, currently used as an occasional child's bedroom. Door to bedroom two.

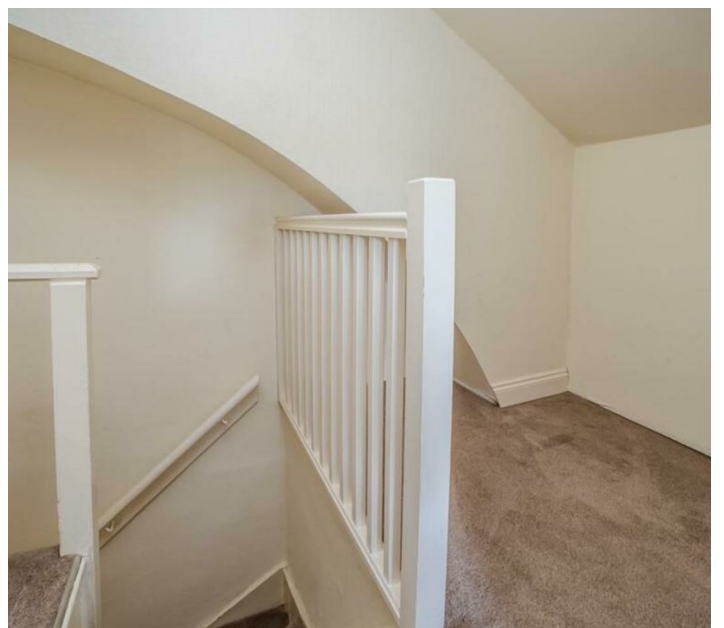
Bedroom Two

9'6" x 8'2"

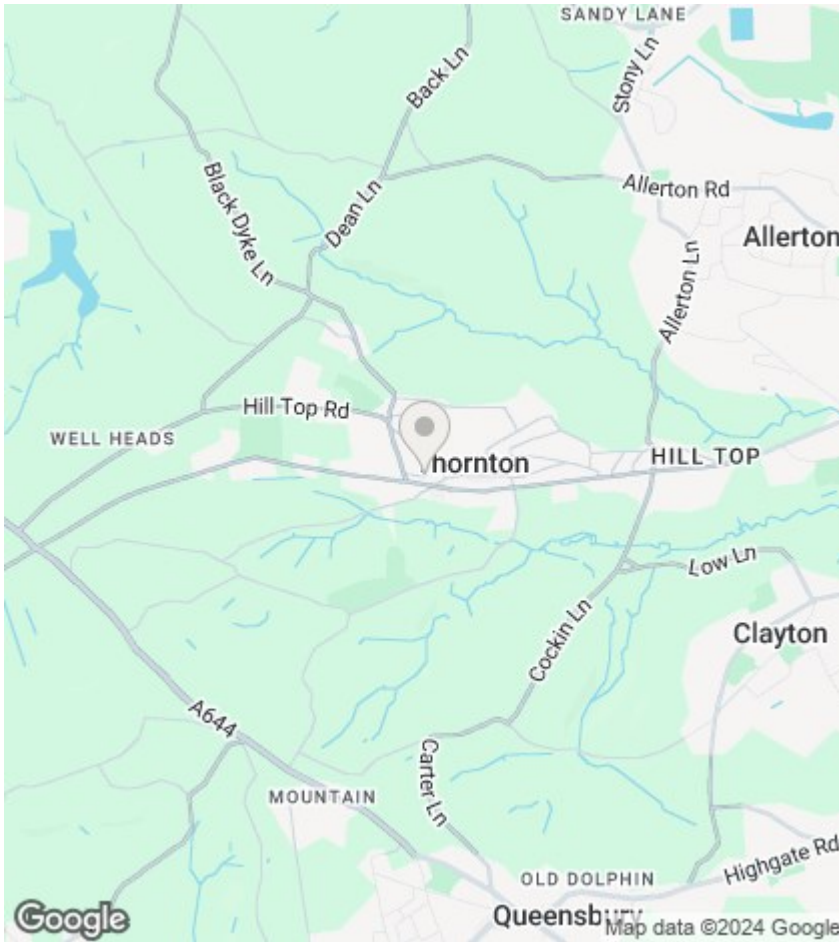
Arched window to the front elevation.

External

Paved gardens to the front and side elevations.







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			
(81-91) B			83
(69-80) C			
(55-68) D			
(39-54) E		43	
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC 