



79 Bronte Old Road, Thornton, Bradford, BD13 3HN

£272,950

- EXTENDED THREE BEDROOM SEMI-DETACHED
- THREE RECEPTION ROOMS
- TWO BATHROOMS
- GOOD-SIZED GARDENS
- GAS CH & UPVC DG
- SIDE AND REAR EXTENSION
- THREE/FOUR BEDROOMS
- DRIVEWAYS FRONT AND REAR
- WELL PRESENTED THROUGHOUT
- INTEGRAL GARAGE

79 Bronte Old Road, Bradford BD13 3HN

**** EXTENDED THREE BEDROOM SEMI DETACHED ** SET OVER THREE FLOORS ** THREE RECEPTION ROOMS ** TWO BATHROOMS ** RENOVATED INSIDE & OUT **** This exceptional property in Thornton really must be viewed to be fully appreciated. In recent years the current owners have extended the property to the side and rear, and made many improvements. To the ground floor is an entrance hall, lounge, dining room, kitchen and access to an integral garage. To the lower ground floor is a sitting room with bedroom / study area off, shower room and two separate cellar rooms. This level would be ideal for a relative to live independently or a fourth bedroom with en-suite. To the first floor is a spacious landing area with three double bedrooms and a good-sized family bathroom. To the front is a superb block-paved driveway and to the rear is an enclosed garden with further gated off-road parking. When the side and rear extension was added, the property had a full new roof, full re-wire and was re-plastered throughout. Arrange your viewing ASAP.



Council Tax Band: B



GROUND FLOOR

ENTRANCE HALL

Stairs off to the first floor and a door to the lounge.

LOUNGE

13'5 x 12'8

Cast iron solid fuel stove set on a stone hearth with an exposed stone mantle above. Bay window to the front elevation, archway to the dining room, door to the cellar and a central heating radiator.

DINING ROOM

9'5 x 8'9

Window to the rear elevation and a central heating radiator. Archway from the lounge and a door to the kitchen.

KITCHEN

16'2 x 8'6

A good-sized fitted kitchen with a range of fitted units and integrated appliances, including; fridge-freezer, electric oven, gas hob, extractor and a microwave. Breakfast bar, two windows to the rear elevation and a central heating radiator.

LOWER GROUND FLOOR

SITTING ROOM

13'8 x 8'9

External door to the rear garden, window to the rear elevation and a central heating radiator. Door to a shower room and being open to:

BEDROOM / STUDY AREA

9'6 x 7'2

Open to the sitting room. Under-stairs storage cupboard.

SHOWER ROOM

A three piece bathroom suite comprising of a walk-in shower area with a mains powered shower, pedestal washbasin and a low flush WC. Tiled floor, central heating radiator and a window to the rear elevation.

UTILITY ROOM

9'6 x 8'9

Two windows to the rear elevation and a door to the rear garden, Plumbing for a washing machine.

STORE ROOM

6'1 x 5'10

Stainless steel sink and drainer and fitted shelving.

FIRST FLOOR

LANDING

A spacious landing area with doors off to all bedrooms, bathroom and a window to the rear elevation.

BEDROOM ONE

11'2 x 10'0

Window to the rear elevation and a central heating radiator.

BEDROOM TWO

11'5 x 9'2

Window to the front elevation and a central heating radiator.

BEDROOM THREE

13'9 x 9'2

Wall to wall fitted wardrobes, two windows to the front elevation and a central heating radiator.

BATHROOM

11'5 x 7'9

A spacious family bathroom comprising of a raised walk-in shower enclosure, panelled bath, pedestal washbasin and a low flush WC. Windows to the side and rear elevations and a chrome heated towel rail.

EXTERNAL

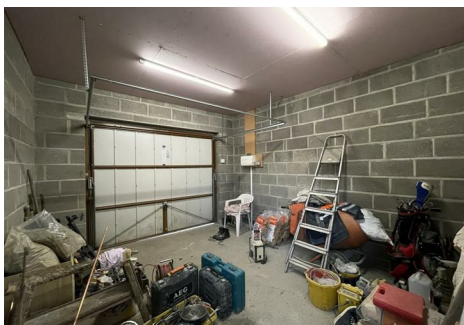
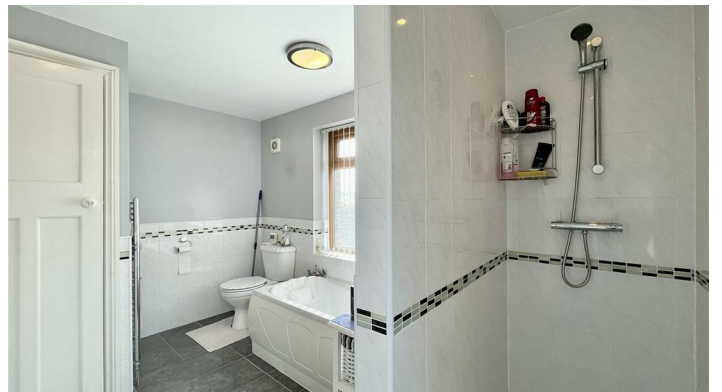
To the front of the property is an open plan block-paved driveway providing off-road parking for several cars and access to the garage. To the side and rear is a good-sized, enclosed garden area consisting of a large paved patio, raised flower bed, further patio area and lockable double gates to the side that could provide further parking.

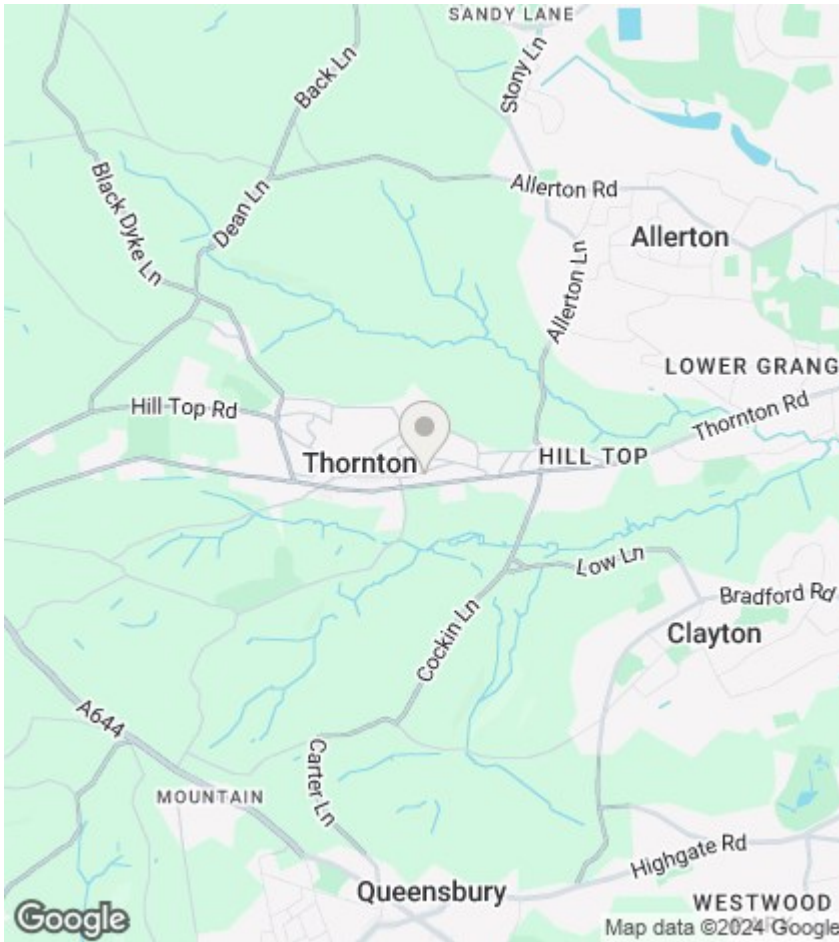
GARAGE

13'3 x 11'7

An integral garage with an 'up and over' door to the front, power, light and an internal door to the house. Potential to convert the garage to provide further living space - subject to securing any required planning permissions & regulations.







Directions

From the two mini-roundabouts on Thornton Road, head towards Thornton Village passing the church on your right. Take the first right hand turn onto Bronte Place and then turn left at the top on to Bronte Old Road. Number 79 will be found a short distance on your left.

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		
(81-91) B		85
(69-80) C	68	
(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 