



## 43 Woodsley Fold, Thornton, Bradford, BD13 3GH

£235,000

- FOUR BEDROOM TOWN HOUSE
- GARAGE, DRIVEWAY & GARDENS
- GAS CH & UPVC DG
- CLOSE TO SCHOOLS AND AMENITIES
- POPULAR LOCATION
- SET ACROSS THREE FLOORS
- WELL PRESENTED THROUGHOUT
- CLOSE TO OPEN COUNTRYSIDE
- BUS ROUTE NEARBY
- EARLY VIEWING IS ADVISED

# 43 Woodsley Fold, Bradford BD13 3GH

**\*\* MODERN FOUR BEDROOM TOWNHOUSE \*\* SET ACROSS THREE FLOORS \*\* GARAGE, DRIVEWAY & GARDENS \*\* WELL PRESENTED THROUGHOUT \*\*** This ideal family home on the outskirts of Thornton is set in a popular location with easy access to country walks, local schools and bus routes. Village amenities and Thornton Primary School are just a short walk away. This well presented property offers 'ready to move in' accommodation and briefly comprising of: Ground Floor - Kitchen-Diner, WC, Garage & Hallway. First Floor - Lounge, Bathroom & Bedroom. Second Floor - three further Bedrooms, Master with En-suite. Driveway parking to the front and an enclosed Garden to the rear. Early viewing is advised.



Council Tax Band: C



## Ground Floor

### Entrance Hall

15'9 x 5'5

The front entrance door leads into a good-sized hallway with a double door storage cupboard for coats and shoes, a central heating radiator and doors off to the Kitchen and WC. Stairs to the first floor.

### Kitchen-Diner

14'0 x 8'8

Fitted with a good range of base and wall units in a Black gloss finish, laminated working surfaces and matching up-stands. Integrated appliances include a fridge-freezer, dishwasher, washing machine, electric oven, four ring gas hob and an extractor. One and a half bowl sink and drainer with mixer tap, window and French doors to the rear elevation. Designated space for dining, central heating radiator and a tiled floor.

### WC

A handy ground floor WC with washbasin, extractor and a central heating radiator.

### First Floor

Landing area with open spindle balustrade and doors off to the lounge, a bedroom and a bathroom.

### Lounge

14'0 x 12'6

French doors with a Juliet Balcony and a window to the front elevation. Central heating radiator.

### Bedroom Two

14'0 x 8'8

Two windows to the rear elevation with views across open fields and two central heating radiators.

### Bathroom

A family bathroom comprising of a panelled bath with a shower tap attachment, pedestal washbasin and low flush WC. Part-tiled walls, extractor and a central heating radiator.

### Second Floor

Landing area with access to the loft space and doors off to three further bedrooms.

## Bedroom One

14'0 x 11'3

Master bedroom with two windows to the front elevation, two central heating radiators and a door to an en-suite shower room.

### En-suite

En-suite shower room comprising of a shower cubicle with an electric shower, pedestal washbasin and a low flush WC. Chrome heated towel rail and an extractor.

### Bedroom Three

8'8 x 8'1

Window to the rear elevation with open views and a central heating radiator.

### Bedroom Four

8'8 x 5'6

Currently used for storage. Window to the rear elevation with open views and a central heating radiator.

### External

To the rear is an enclosed garden with a paved patio seating area, lawn and flowerbeds. To the front of the property is an off-road parking space and access to the garage.

### Garage

Single garage with 'up and over' door, power and light.

### Additional information

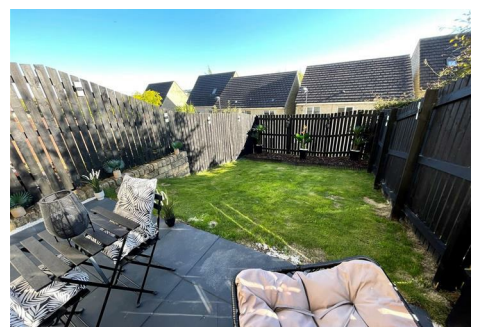
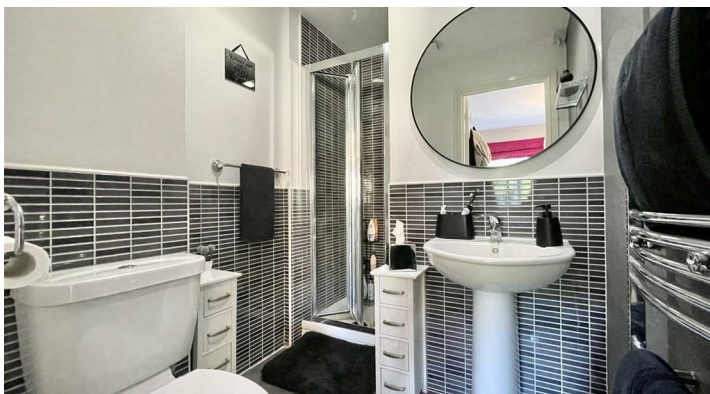
Leasehold with 984 years remaining

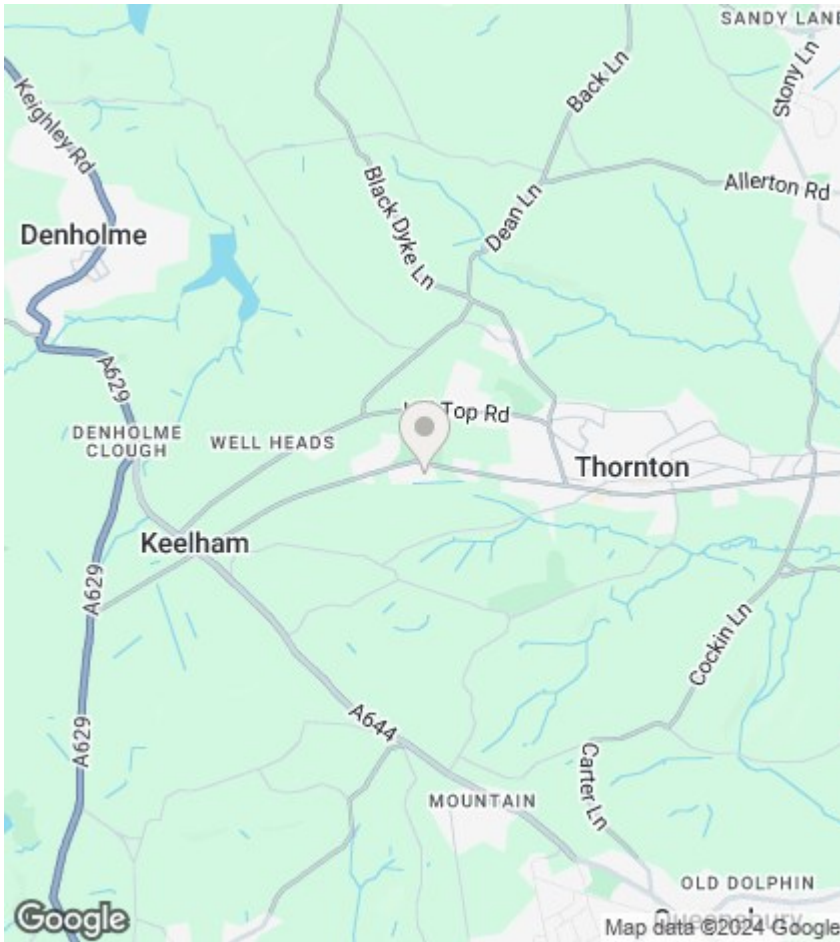
Annual Ground Rent £100

Service Charge £47 per quarter

Details provided by the owner







## Directions

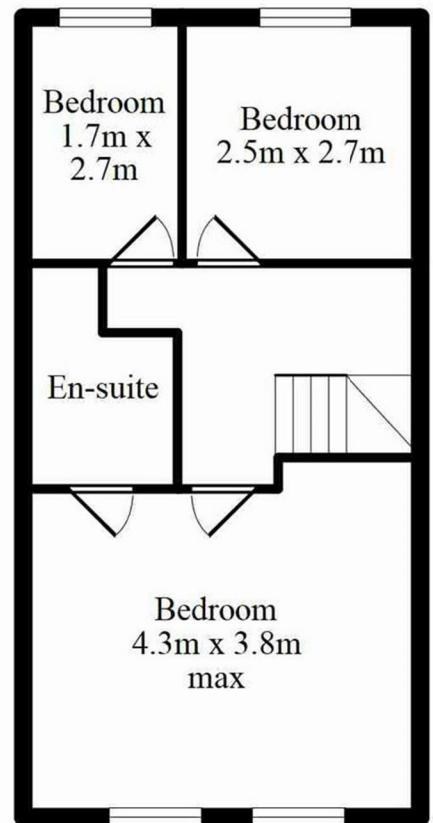
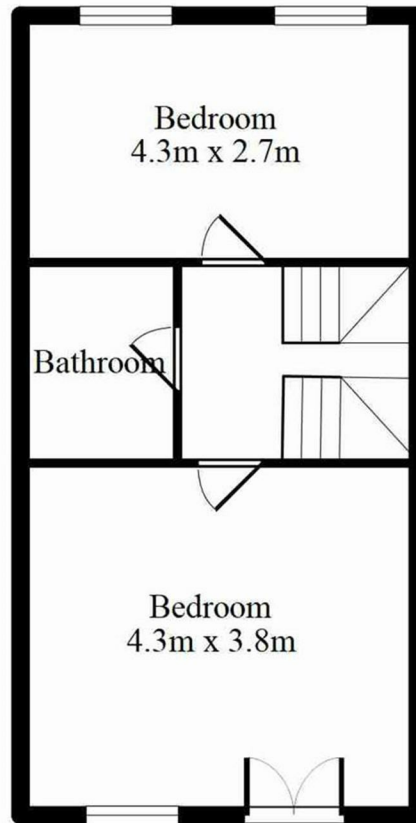
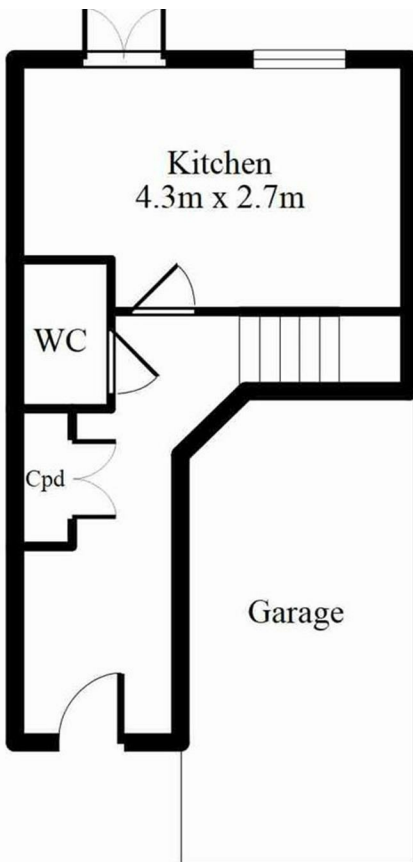
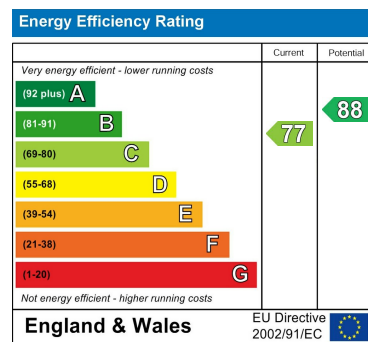
From Thornton Village head up Thornton Road passing the Primary School on your left, keep going and take the first left into Woodsley Fold and number 43 is in the row facing you.

## Viewings

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

## EPC Rating:

C



Every attempt has been made to ensure this floor plan is accurate, however their accuracy is not guaranteed. The floorplan is for illustrative purposes and should be used in that context. GFPMS 2024