



14 Hugill Street, Thornton, Bradford, BD13 3JW

£200,000

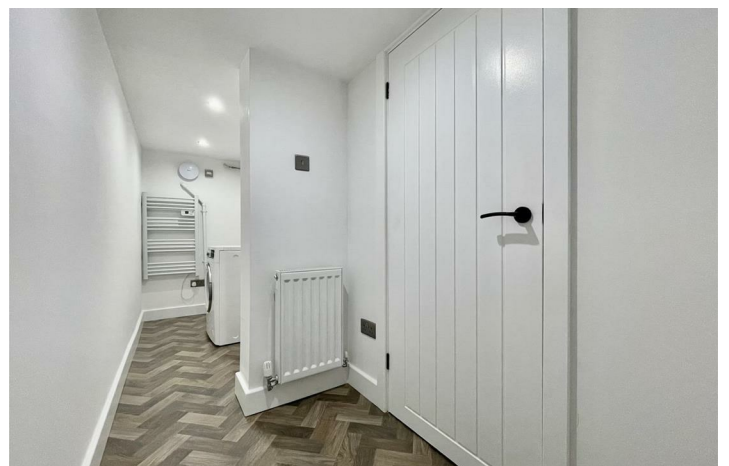
- THREE-FOUR BEDROOM MID-TERRACE
- NEW ROOF & GARAGE ROOF
- DAMP-PROOFED BASEMENT
- SET OVER FOUR LEVELS
- GARDENS, OFF-ROAD PARKING
- FULLY REFURBISHED THROUGHOUT
- NEW KITCHEN & BATHROOM
- RE-WIRED & RE-PLASTERED
- UPVC DG & NEW EXTERNAL DOORS
- SINGLE GARAGE

14 Hugill Street, Bradford BD13 3JW

**** STUNNING THREE-FOUR BEDROOM TERRACE ** FULLY REFURBISHED THROUGHOUT ** QUALITY FIXTURES AND FITTINGS**
**** SET OVER FOUR LEVELS **** This impressive family home in a backwater location in Thornton has recently undergone a full program of modernisation, include; a new roof, re-wired including new switches and sockets, re-plastered throughout, new doors and some new windows, basement damp-proofed, new carpets and flooring, fully redecorated, plus so much more! Situated in a quiet position with views toward Thornton Viaduct, yet within a few minutes walk of amenities in Thornton village, bus routes and a primary school. To the ground floor is a large open plan living space with kitchen area and sitting room, rear porch and stairs down to the lower ground floor. To the first floor there are two bedrooms and a bathroom and to the second floor is a large master bedroom with stunning views to the front. The lower ground floor now offers a utility room and an occasional bedroom or home-working space. Externally the property has a single garage and lawned garden to the front and an open-plan rear yard offering off-road parking.



Council Tax Band: A



GROUND FLOOR

LIVING SPACE

22'10 x 12'2

A large open plan living space with separate lounge and kitchen area. The lounge area has a window to the front, open stairs off, two wall light points and a central heating radiator. Being open to:

KITCHEN

A superb, modern fitted kitchen with black handles and accessories, laminated working surfaces and matching up-stands. Integrated appliances include an under-counter fridge, electric oven, electric hob and an extractor over. Stainless steel sink and drainer, window to the rear, an external door to the rear porch and a door to the lower ground floor. Central heating radiator.

PORCH

A rear entrance porch with UPVC door and windows.

LOWER GROUND FLOOR

The basement level has recently been converted and is a great addition to the living space. Comprising of a utility area and a multi-purpose room that could be used as a home office / occasional bedroom / or additional storage.

UTILITY ROOM

7'3 x 3'6

Plumbing for a washing machine, space for a tumble dryer, extractor fan and a heated towel rail.

OCCASIONAL BEDROOM / OFFICE

13'1 x 7'4

A versatile space with a window to the front elevation, boiler cupboard and a central heating radiator.

FIRST FLOOR

Landing area with a window to the front elevation, modern black banister & hand rail and access to the second floor. Central heating radiator and a useful storage cupboard.

BEDROOM TWO

12'6 x 7'1

Window to the front elevation enjoying the open views across Thornton Viaduct and open fields beyond. Central heating radiator.

BEDROOM THREE

7'3 x 6'10

Window to the rear elevation and a central heating radiator.

BATHROOM

A family bathroom with a modern three piece suite and back fittings, comprising of a panelled bath with a rainfall shower over, WC and washbasin in a fitted unit with built in storage. Black heated towel rail and a tiled floor.

SECOND FLOOR

BEDROOM ONE

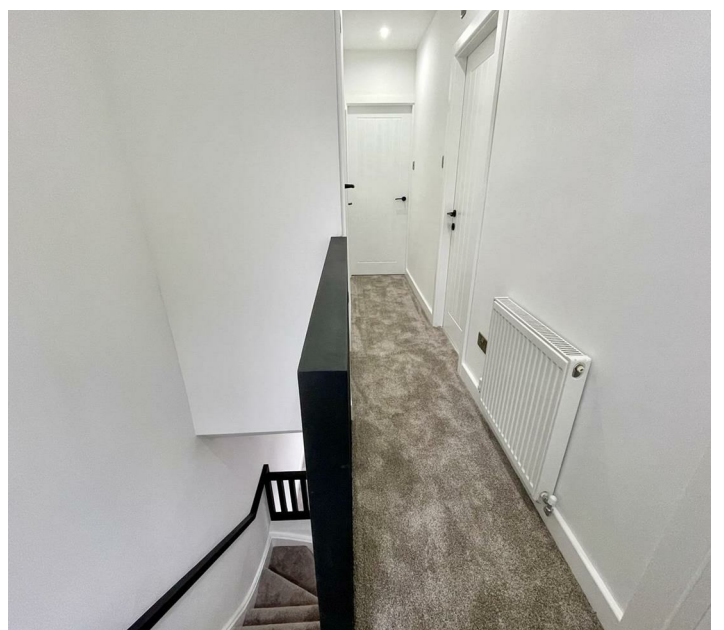
18'6 x 12'4

A large master bedroom with a new dormer window to the front elevation that makes the most of the superb views! Central heating radiator and access to the eaves for additional storage space.

EXTERNAL

To the front of the property is a small single garage with a new roof and an 'up and over' door. Steps lead up to a lawned garden and a paved area. To the rear of the property is an open-plan yard that could be used for off-road parking.

EPC & Floor Plan to follow







Directions

Viewings

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

EPC Rating:
C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	69	
(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

