



40 Hillcrest Road, Thornton, Bradford, BD13 3PQ

£225,000

- THREE BEDROOM SEMI DETACHED
- MANY RECENT IMPROVEMENTS
- NEW KITCHEN
- NEW CENTRAL HEATING BOILER
- NEW ALARM SYSTEM
- LARGE CORNER PLOT
- DOUBLE GARAGE & OFF-ROAD PARKING
- ENSUITE TO MASTER BEDROOM
- RE-WIRED
- NEW FLOORING AND REDECORATION

40 Hillcrest Road, Bradford BD13 3PQ

**** THREE BEDROOM SEMI DETACHED ** CORNER PLOT OFFERING POTENTIAL ** MANY RECENT IMPROVEMENTS ** DOUBLE GARAGE & DRIVEWAY **** Bronte Estates are pleased to offer for sale this lovely family home that has recently been re-wired, had a new kitchen, an en-suite installed, new alarm system, mains powered smoke alarms, new flooring and has been redecorated throughout. Situated on a good sized corner plot offering potential to extend (subject to obtaining the required planning consents). Briefly comprising of: Entrance porch, hallway, lounge, dining kitchen, three bedrooms, master with en-suite and a family bathroom. Gardens to three sides, double garage and driveway for two cars with an EV charge point.



Council Tax Band: C



Entrance Porch

A new UPVC door front leads into the porch with a utility area with plumbing for a washing machine and space for a tumble dryer. Door to the hallway.

Hallway

Stairs off to the first floor, central heating radiator and an alarm control panel.

Dining-Kitchen

15'5 x 9'7

A newly installed kitchen with a range of modern fitted base and wall units, laminated working surfaces and splash-back wall tiling. Integrated dishwasher, fridge-freezer, electric oven, gas hob and chimney style extractor. French doors to the side elevation, window to the front and a door to a useful under-stairs store cupboard. Ample space for a dining table, alarm control panel and a central heating radiator.

Lounge

15'6 x 13'4

A good-sized reception room with windows to the front and side elevations, decorative fireplace and a central heating radiator.

First Floor

Landing area with doors off to all bedrooms, bathroom and a hatch to the loft space.

Bedroom One

12'0 x 9'4

Window to the rear elevation, central heating radiator and a door to an en-suite shower room.

En-suite

Shower cubicle with a mains powered shower, modern washbasin with storage below and a WC. Central heating radiator and an extractor.

Bedroom Two

10'1 x 8'9

Window to the front elevation and a central heating radiator.

Bedroom Three

10'1 x 6'3

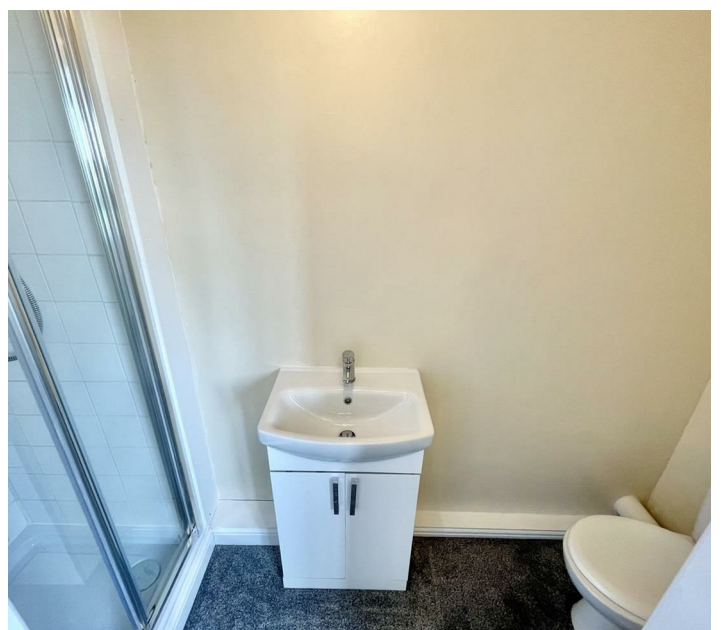
Window to the front elevation and a central heating radiator.

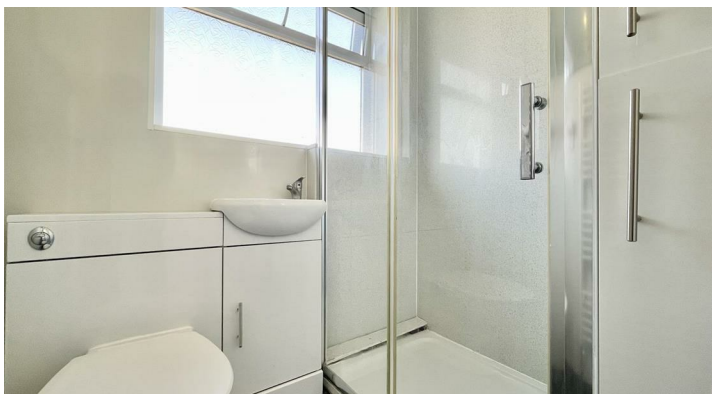
Bathroom

A modern family bathroom comprising of a shower cubicle with a mains powered shower and sliding door, modern washbasin with storage below and a WC. PVC clad walls and ceiling, shaver point, window to the side elevation and an airing cupboard.

External

The property sits on a corner plot, enjoying gardens to three sides, flower beds and a paved patio seating area. To the rear is a driveway for two cars and a double garage with power, light and an EV charge point.







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			
(81-91) B			86
(69-80) C		63	
(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	