



7 Windsor Grove, Thornton, Bradford, BD13 3PL

£260,000

- THREE BEDROOM SEMI DETACHED
- QUALITY FIXTURES & FITTINGS
- LARGE ENCLOSED REAR GARDEN
- STUNNING OPEN VIEWS
- EARLY VIEWING ADVISED
- SET ON A LARGE PLOT
- WELL PRESENTED THROUGHOUT
- DRIVEWAY FOR 2-3 CARS
- SINGLE GARAGE
- AN IDEAL FAMILY HOME

7 Windsor Grove, Bradford BD13 3PL

**** SUPERB THREE BEDROOM SEMI-DETACHED ** LARGE REAR GARDEN ** OPEN VIEWS TO THE REAR**
**** WELL PRESENTED THROUGHOUT **** This delightful family home in Thornton is tastefully appointed and has been well maintained by the current owners. Located in a cul-de-sac position and enjoying uninterrupted views to the rear and a large family friendly rear garden. To the front of the property is parking for two-three cars and village amenities are just a short walk away. There may be potential to extend the property to the side and/or rear, subject to securing the required planning consents. We are expecting a high demand for this stunning property, arrange your viewing now!



Council Tax Band: C



Entrance Hall

15'6 x 5'4

An impressive hallway with a composite entrance door, stairs leading off to the first floor and a window to the side elevation. Part tiled & part laminate flooring, under-stairs store cupboard and doors off to the lounge and dining kitchen. Traditional column style radiator.

Lounge

12'2 x 11'5

Cast iron gas stove set in a recess, picture rail, windows to the front elevation and a traditional column style radiator.

Dining-Kitchen

18'6 x 14'7 max

A spacious room with designated kitchen and dining areas. The kitchen comprises of a range of fitted wall and base units, laminated working surfaces and splash-back wall tiling. There are two under-stairs storage cupboards housing the washing machine and central heating boiler, plus further storage space. Integrated appliances include a fridge, freezer, dishwasher, double electric oven, five ring gas hob and a chimney style extractor. The dining area has space for a large dining table and an impressive solid fuel stove set in a recess with a period style stone surround. Bay window to the rear with French doors that lead out on to the decking, plus a further window in the kitchen. Central heating radiator.

First Floor

Landing area with open spindle balustrade, access to a part-boarded loft and a window to the side elevation.

Bedroom One

12'4 x 11'3

Window to the rear elevation, making the most of the open views! Original cast iron fireplace, solid wood floor and a traditional column style radiator.

Bedroom Two

10'9 x 10'9

Window to the front elevation, solid wood floor and a modern grey radiator.

Bedroom Three

7'0 x 6'6

Window to the rear with open views, solid wood flooring and a central heating radiator.

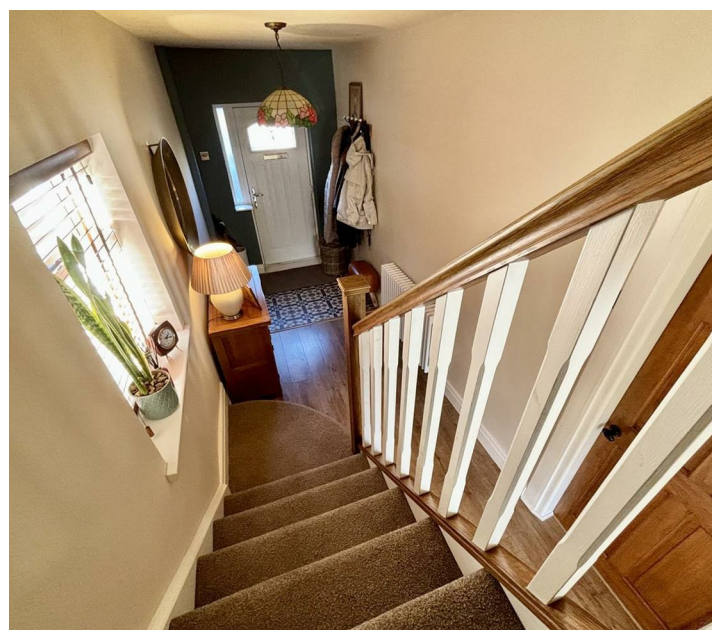
Bathroom

8'0 x 6'6

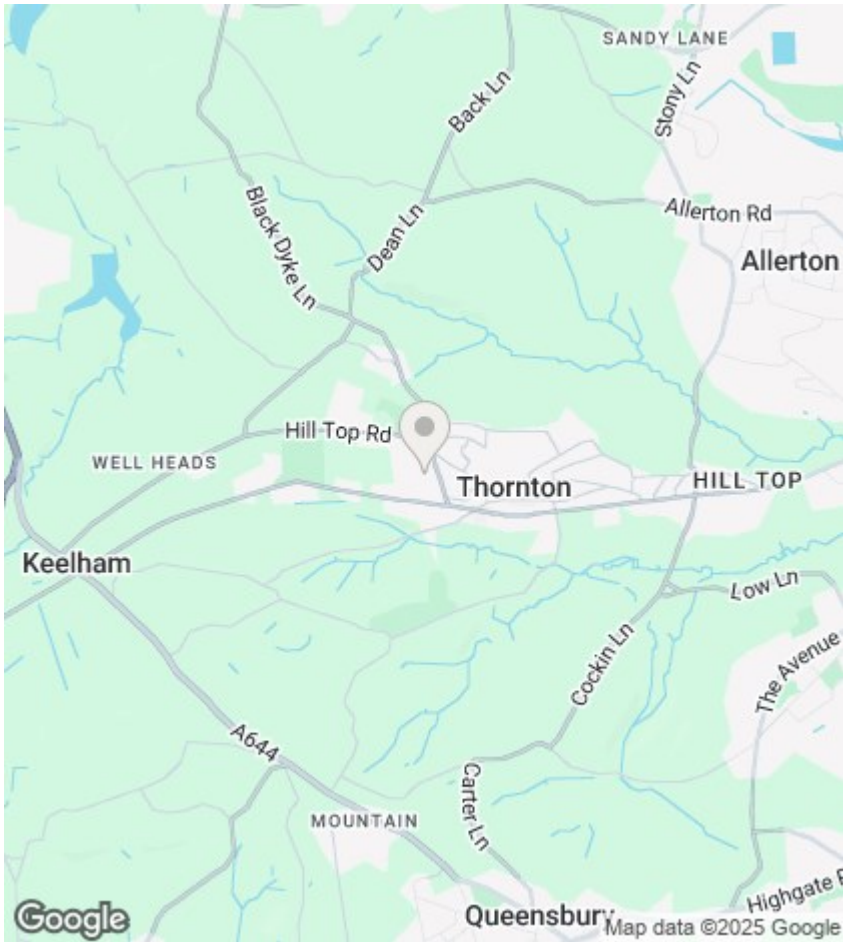
A good-sized family bathroom with windows to both the front and side elevations. Victorian style bathroom suite comprising of a panelled bath with telephone taps and a rainfall shower over, pedestal washbasin and a low flush WC. Part-tiled walls, tiled floor and open shelving.

External

To the front of the property is a driveway with parking for 2-3 cars and access to the garage. A gate at the side leads to the rear. The large rear garden comprises of a raised deck seating area, lower level stone paved patio and a large lawn with mature shrubs and trees. There is a fenced boundary, open outlook and a good degree of privacy. Below the decking is a storage area and access to a crawling space under the house.







Directions

From Thornton Village, look out for the co-op on the main Thornton Road. Turn up James Street at the side of the co-op and half way up the hill turn first left into King Edward Terrace. Windsor Grove is first on the 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		83
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC