



12 North Cliffe Avenue, Thornton, Bradford, Yorkshire, BD13 3BX

£175,000

- THREE BEDROOM SEMI-DETACHED
- LARGE REAR GARDEN
- CONSERVATORY
- UPVC DOUBLE GLAZING
- WELL PRESENTED THROUGHOUT
- DETACHED GARAGE
- GATED DRIVEWAY
- GAS CENTRAL HEATING
- GROUND FLOOR WC

12 North Cliffe Avenue, Bradford BD13 3BX

**** WELL PRESENTED THREE BEDROOM SEMI-DETACHED ** LARGE REAR GARDEN ** NEW KITCHEN ** DRIVEWAY AND DETACHED GARAGE ** GARDEN ROOM **** This superb ex-local authority semi-detached house is located in Thornton with nearby links to schools and local amenities within the village. The property benefits from a ground floor WC, drive for 2-3 cars, new composite front door, recently fitted kitchen and a modern bathroom. To the rear is a detached garden room that is insulated and has power and light. Briefly comprising of: Entrance Hall, Lounge, Dining Kitchen, Conservatory, three Bedrooms & Bathroom. Gardens, Garage & Driveway.



Council Tax Band:



ENTRANCE HALL

Stairs lead off to the first floor, central heating radiator and a door leading to the lounge.

LOUNGE

14'9" x 12'9"

Feature fireplace with tiled inlay and a gas fire point, two windows to the front, three ceiling lights and three central heating radiators. Doors to the WC and dining kitchen.

DINING KITCHEN

17'8" x 7'6"

A recently fitted kitchen with base and wall units, tiled splash backs and butchers block work surfaces. Stainless steel sink and drainer, integrated electric oven, hob and extractor and windows to the side and rear. UPVC door to the conservatory and a central heating radiator.

WC

Newly installed WC with a push-button WC, rectangular wash basin set in a modern vanity unit and complimentary wall tiling. Window to the side, ceiling spotlights, extractor fan and a heated towel rail.

CONSERVATORY

10'11" x 5'6"

White UPVC conservatory fitted with washing machine plumbing and vented for a tumble dryer.

FIRST FLOOR

Landing area with window to the side and access to loft via a hatch.

BEDROOM ONE

11'1" x 9'1"

Window to the rear, ceiling spotlights, central heating radiator.

BEDROOM TWO

9'4" x 9'1"

Two windows to the front and a central heating radiator.

BEDROOM THREE

8'2" x 7'6"

Window to the rear and a central heating radiator.

SHOWER ROOM

Fully tiled shower room comprising of a double width walk in shower with glass sliding door, extractor fan and a thermostatic shower, push button WC and a modern circular washbasin set on a floating vanity unit. Tiled floor and a chrome heated towel rail.

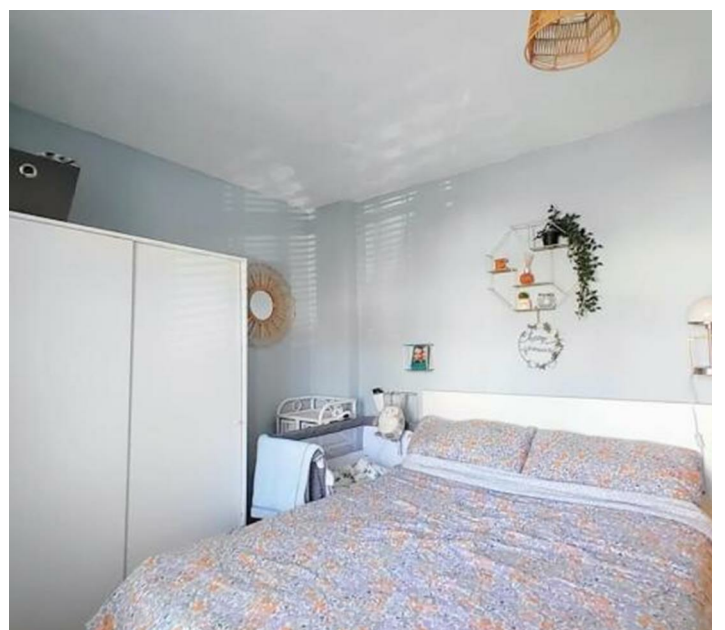
EXTERNAL

To the front of the property is an open plan driveway with off road parking. Double gates to the side lead to a further driveway with additional parking and a detached garage. To the rear is a large garden consisting of a flagged patio area, further patio area, lawn, a large garden room with power and light, mature shrubs and a fenced boundary.

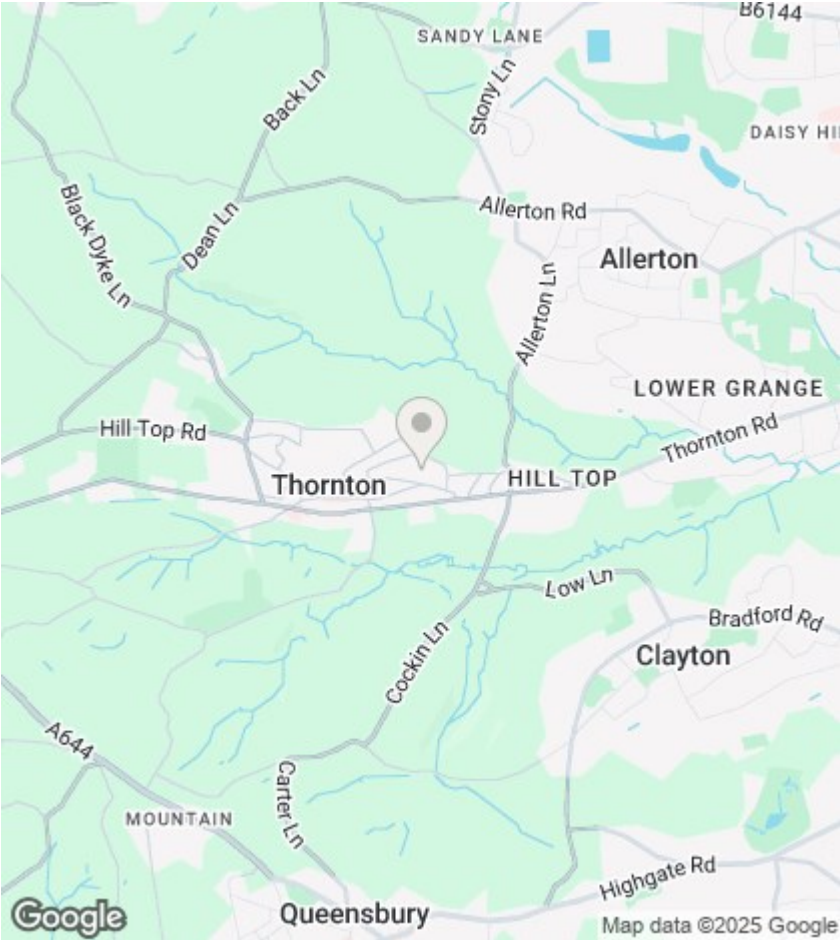
Please note

This property is a Dennis Wild 'non-standard construction'. This should be mentioned to your mortgage adviser or lender. Further information can be found below.

<https://nonstandardhouse.com/dennis-wild-steel-framed-house-non-traditional-construction/>







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		84
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC