



10 Ashfield Road, Thornton, Bradford, BD13 3PN

£175,000

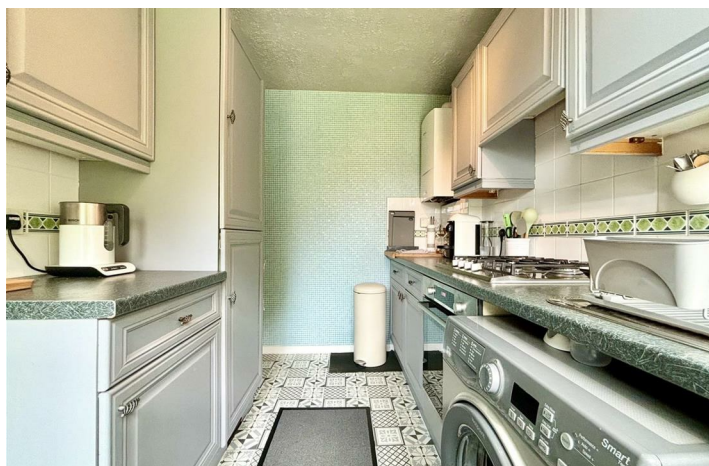
- THREE BEDROOM END-TOWNHOUSE
- CLOSE TO LOCAL SCHOOL AND AMENITIES
- EASY ACCESS TO CITY CENTRE
- OFF-ROAD PARKING
- WELL PRESENTED
- VILLAGE LOCATION
- CLOSE TO COUNTRY WALKS
- GARDENS FRONT AND REAR
- POPULAR LOCATION
- EARLY VIEWING ADVISED

10 Ashfield Road, Bradford BD13 3PN

**** THREE BEDROOM END-TOWNHOUSE ** GARDENS FRONT & REAR ** OFF-ROAD PARKING**
**** THORNTON VILLAGE LOCATION **** Situated in superb position with Thornton Primary School at the end of the road, village amenities including a park just a few minutes walk away and transport links into Bradford & Keighley! The property also features a lovely enclosed rear garden, gas central heating, UPVC double glazing and an off-road parking space. Briefly comprising of: Entrance Hall, open plan Lounge & Dining Room, Kitchen, three Bedrooms and a Bathroom. Early viewing advised.



Council Tax Band: B



Hallway

A UPVC front door leads into the hallway with stairs off to the first floor, central heating radiator and a door to the lounge.

Lounge

24'11 max x 11'10

A spacious reception room, being open plan with the dining area. Living flame gas fire set in a modern surround, useful under-stairs storage cupboard, window to the front elevation, and a central heating radiator.

Dining Area

Being open to the lounge. Window to the rear elevation, central heating radiator and a door to the kitchen.

Kitchen

9'6 x 6'8

Fitted with a range of base and wall cabinets, laminated working surfaces and splash-back wall tiling. There is an integrated fridge-freezer, four ring gas hob, electric oven and an extractor above. Stainless steel sink & drainer, plumbing for a washing machine, window to the rear and an exterior door to the rear garden.

First Floor

Landing area with a window to the side elevation and access to the loft space.

Bedroom One

14'4 x 7'8

Window to the front elevation and a central heating radiator.

Bedroom Two

10'0 x 8'10

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

Bedroom Three

11'4 max x 6'10

Window to the front elevation and a central heating radiator.

Bathroom

Panelled bath with electric shower over, pedestal washbasin and a low flush WC. Window to the rear elevation and a central heating radiator.

External

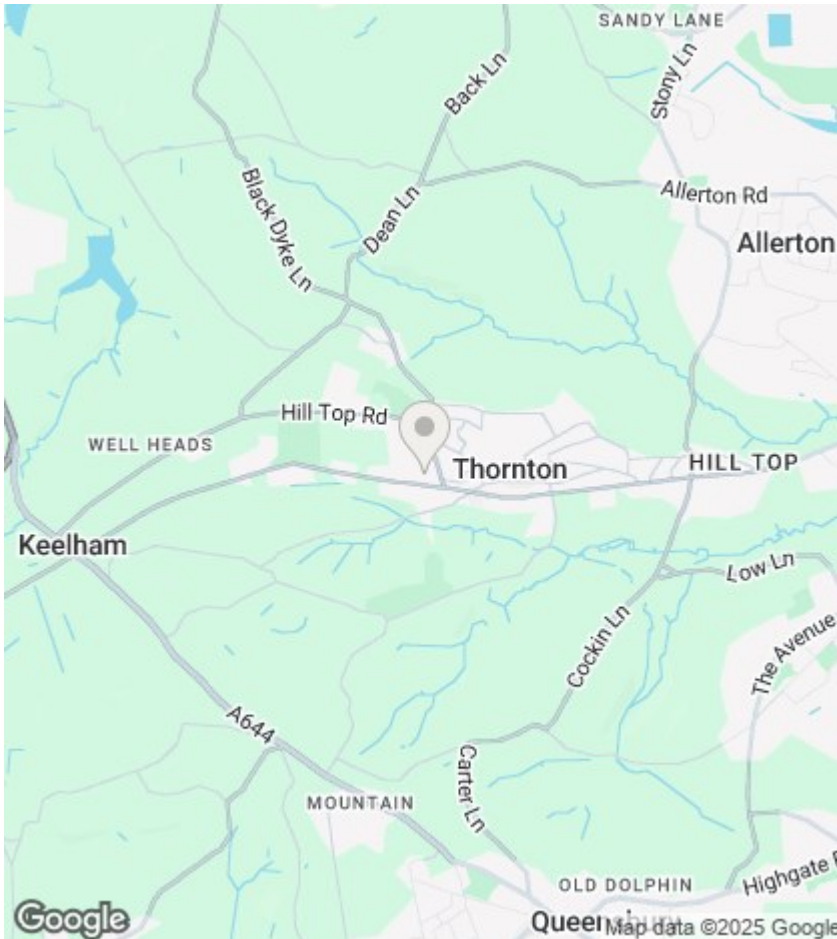
To the front of the property is a lawn with flower bed borders and a pathway that leads down the side of the house to the rear. The rear garden is a good size and consists of a paved seating area, a lawn and flower beds. From the rear garden there is access to a parking area with space for one car.

EPC & Floor Plan

To Follow.







Directions

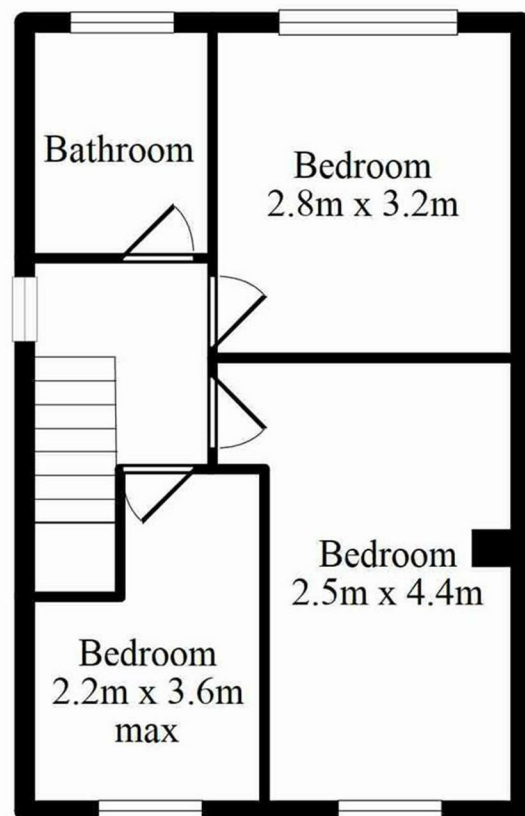
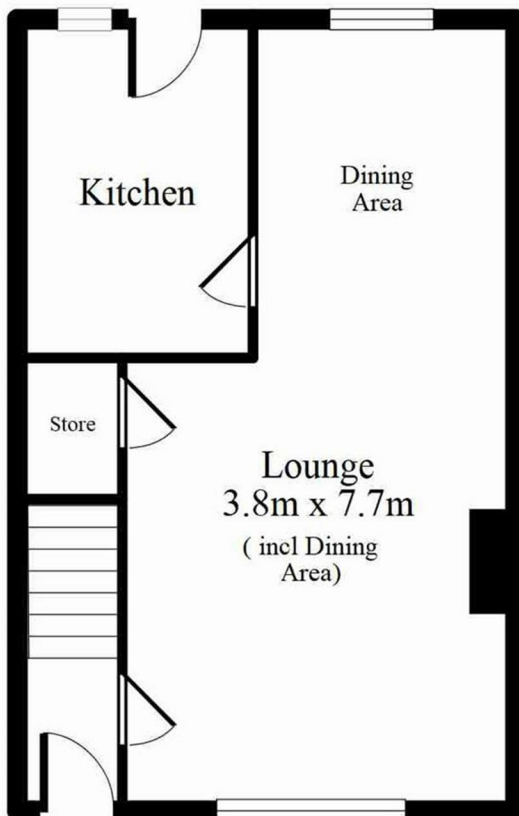
Viewings

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	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



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 2025