

**90 Hill Top Road, Thornton, Bradford, West Yorkshire, BD13 3QX**  
Offers In The Region Of £149,000

- REFURBISHED CHARACTER COTTAGE
- OPEN PLAN LOUNGE & KITCHEN
- WELL PRESENTED THROUGHOUT
- GAS CH & UPVC DG
- GARDENS FRONT & REAR
- RURAL OUTLOOK TO THE REAR
- MODERN KITCHEN & BATHROOM
- TWO BEDROOMS
- DESIRABLE LOCATION
- SEMI-RURAL POSITION



# 90 Hill Top Road, Bradford BD13 3QX

**\*\* TWO BEDROOM COTTAGE \*\* RURAL VIEWS \*\* MODERN KITCHEN & BATHROOM \*\***

**POPULAR LOCATION \*\*** Charming two bedroom cottage that has been refurbished throughout in recent years. Situated on the outskirts of Thornton village and briefly comprising of; Entrance Porch & Hallway, Open Plan Living Area with Fitted Kitchen, Cellar, Rear Porch, Two Bedrooms & Bathroom. Outside there is an paved patio area to the front and an enclosed garden with rural views to the rear. Ideal for those down-sizing or first time buyers!



Council Tax Band: A



## **ENTRANCE PORCH**

Front entrance door, open to:

cricket field to the rear with direct access for dog walking etc.

## **ENTRANCE HALL**

Central heating radiator, stairs to the first floor and a door to the lounge.

## **LOUNGE**

17'7 x 13'0

Feature stone fire surround with living flame electric fire, TV & telephone points, beamed ceiling, dining area and two central heating radiators, window with window seat to front elevation and a door to the rear porch. A door also leads off to the cellar.

## **KITCHEN AREA**

4'1"

Open plan to the lounge with newly fitted base & wall units, contrasting work surfaces, splash-back tiles, ceramic sink & drainer with mixer tap, fitted electric oven, four ring electric hob and a small window to the rear elevation.

## **REAR PORCH**

Plumbing for an automatic washing machine, central heating radiator and an exterior door to rear garden.

## **BEDROOM ONE**

13'1 x 9'2

Two fitted double wardrobes, original exposed stone chimney breast, central heating radiator and two windows to the front elevation.

## **BEDROOM TWO**

7'7 x 7'5

Central heating radiator, boiler cupboard and a window to the rear affording delightful open views.

## **BATHROOM**

4'0"

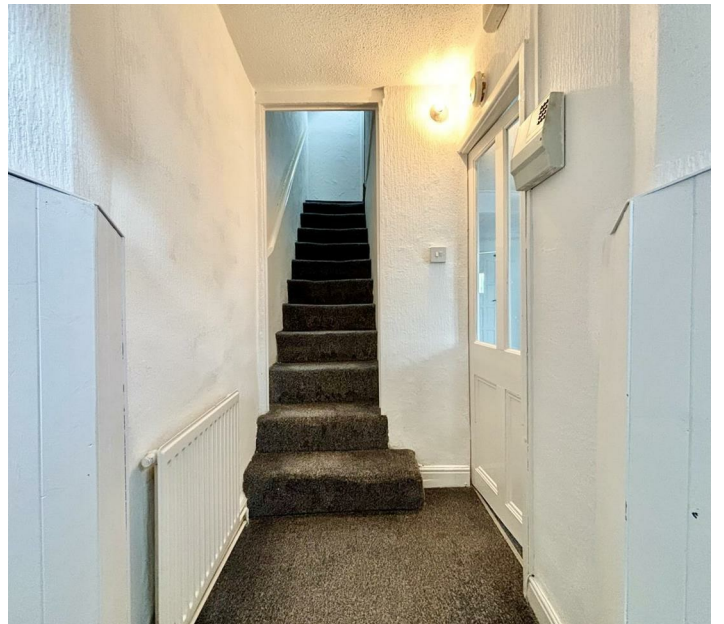
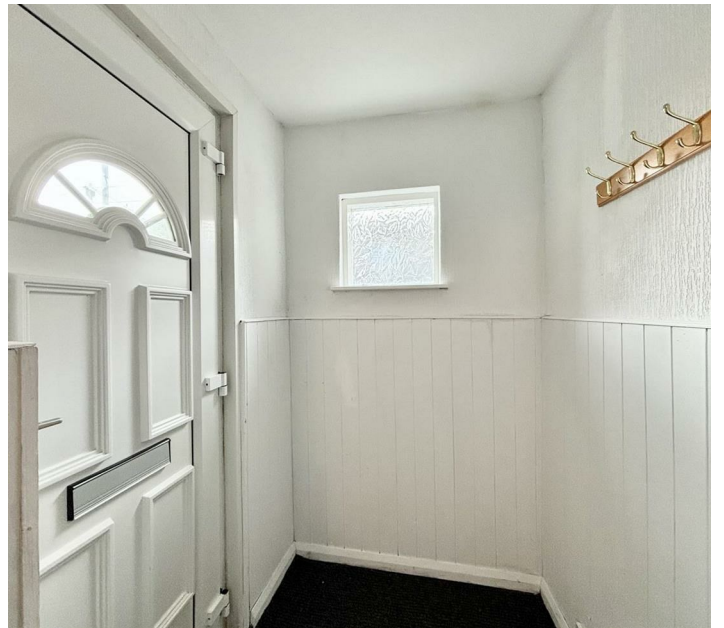
A new three piece suite in white comprising of a bath with mixer shower taps & shower screen, pedestal wash basin, low flush WC, central heating radiator and a window to rear elevation.

## **OUTSIDE**

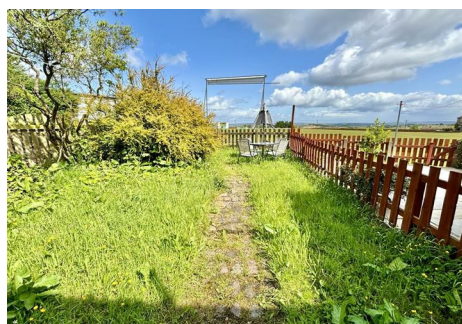
FRONT: Enclosed paved patio area with gate to the front. On Road Parking.

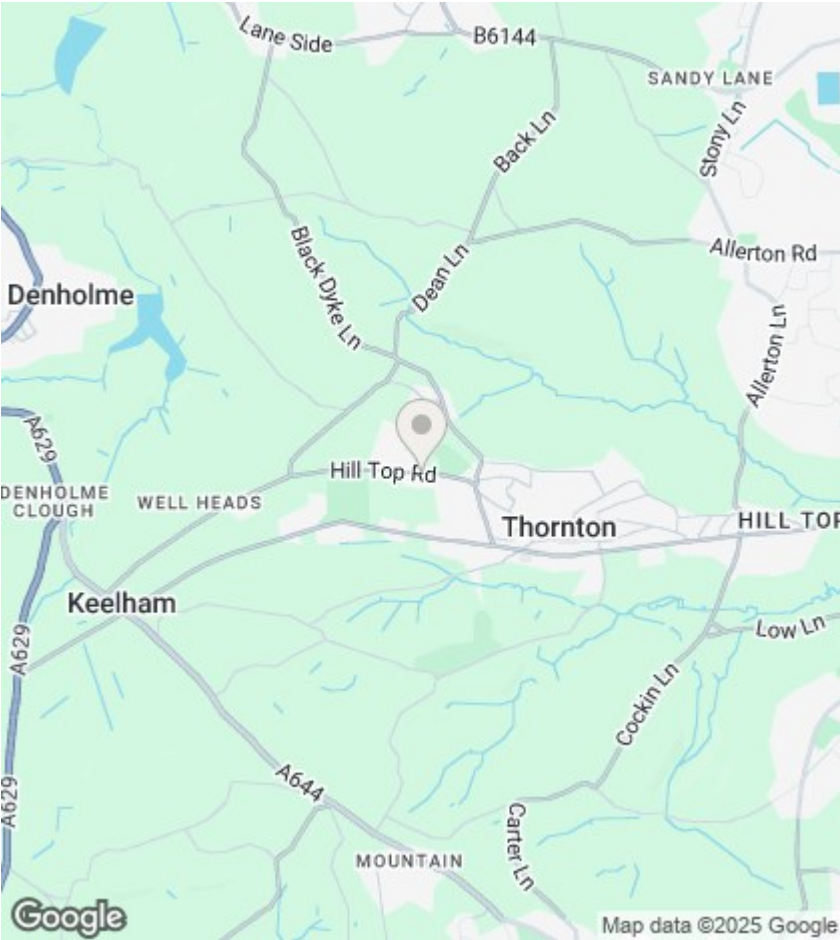
REAR: Enclosed lawned Garden over looking the











Directions

Viewings

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

EPC Rating:  
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