



**38b James Street, Thornton, Bradford, BD13 3NR**

**£279,000**

- NEW BUILD DEVELOPMENT IN THORNTON
- BOSCH KITCHEN APPLIANCES & QUARTZ WORK SURFACES
- HIGH SPEC ALUMINIUM WINDOWS
- INTEGRAL GARAGES AND PARKING
- OFFICE/STUDY & UTILITY ROOMS
- NEARING COMPLETION
- SOLAR PANELS
- QUALITY FIXTURES & FITTINGS
- THREE, FOUR AND FIVE BEDROOMS
- ALL WITH GROUND FLOOR WC & ENSUITE

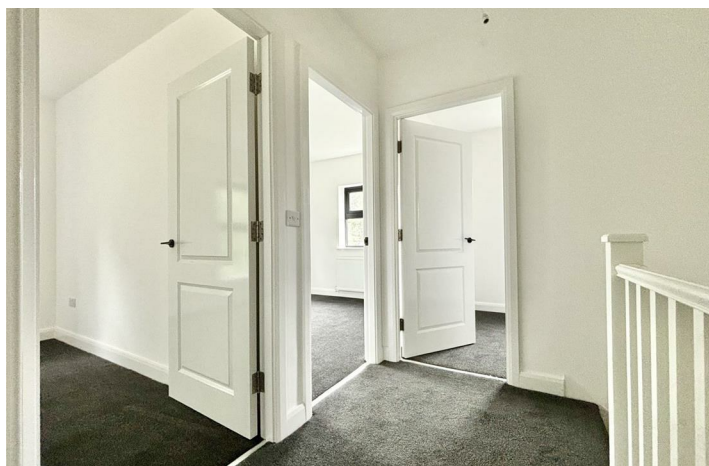


# 38b James Street, Bradford BD13 3NR

**\*\* NEW BUILD DEVELOPMENT IN THORNTON \*\* SHOW HOUSE NOW AVAILABLE!!** Bronte Estates are pleased to introduce this impressive cul-de-sac development of just nine townhouses on Kinder Close, just off West Lane in Thornton, Bradford. All properties are set across three floors and enjoy private parking, integral garages, utility rooms, a study/office space and enclosed gardens. The development is nearing completion. These well planned properties are built to a high specification and offer modern living spaces with every day conveniences such as ground floor WC's, En-suites and open plan living areas. The majority of the properties are three bedroom plus a study, however, there is one four bedroom property (accessed from James Street) and one larger five/six bedroom property with a double garage available.



Council Tax Band:



### **38b James Street**

38b James St is the only property with its own private access via James Street and is a spacious 3 to 4 bedroom end townhouse

Ground Floor - Sitting Room/Bedroom Four, Hall, Utility Room and a WC.

First Floor - Large Lounge, and a Large Kitchen-Diner.

Second Floor - Three Double Bedrooms. Bathroom, Ensuite.

Private driveway with parking for several cars and a well proportioned garden.

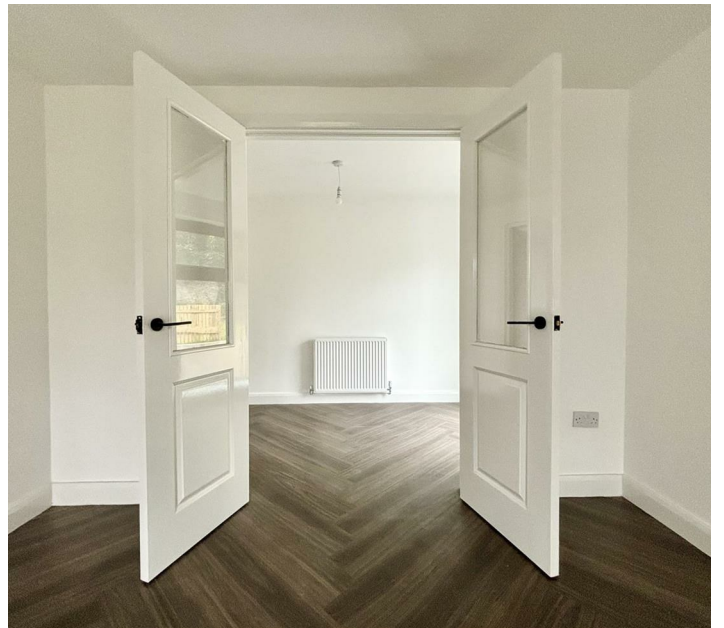
### **Viewings**

Please contact our office on 01274 884040 to arrange a viewing.

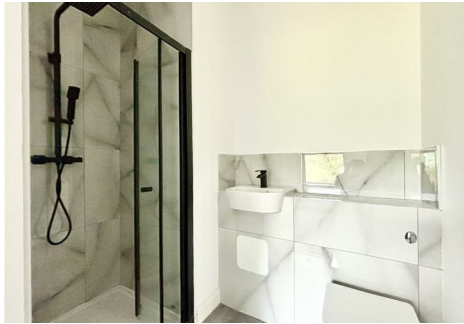
### **Please Note**

The photos provided are of the show home, not this specific property and are to provide an example of the quality and finishes only.

### **EPC/SAP Report to follow**









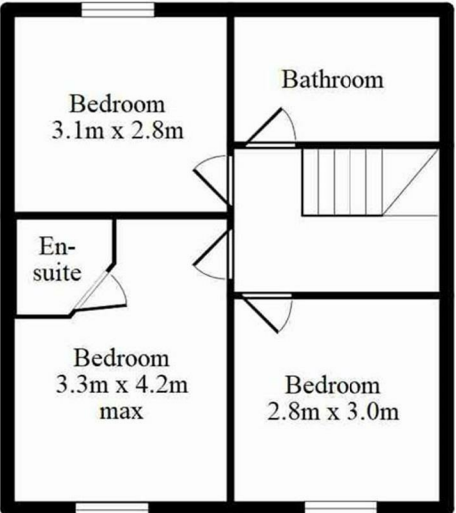
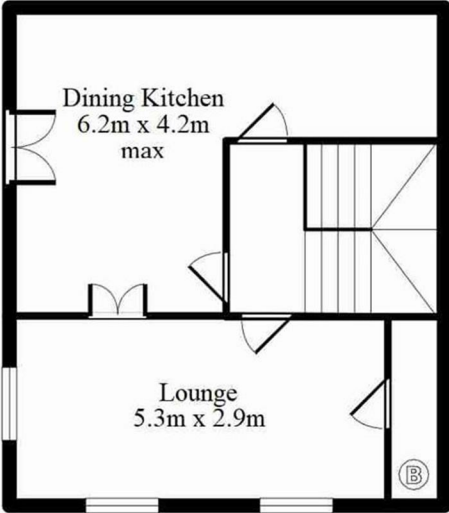
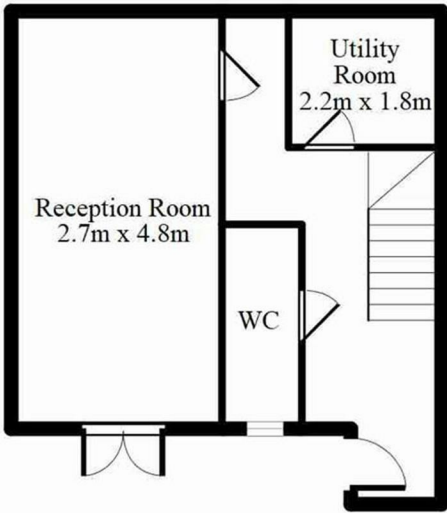
## Directions

## Viewings

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

## EPC Rating:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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 conjunction with the next. GFPMS 2025