



1473 Thornton Road, Thornton, Bradford, BD13 3AS

£185,000

- THREE BEDROOM SEMI DETACHED
- CLOSE TO LOCAL AMENITIES
- GAS CENTRAL HEATING
- GARDEN FRONT & REAR
- SUPERB FAMILY HOME
- WELL PRESENTED
- ON A BUS ROUTE
- DRIVE FOR THREE CARS
- MULTI FUEL BURNING STOVE
- EARLY VIEWING ADVISED

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**** TRADITIONAL THREE BEDROOM SEMI DETACHED ** PROMINENT POSITION ** CLOSE TO LOCAL AMENITIES ** POTENTIAL TO UPDATE **** We are expecting a high demand for this sensibly priced three bedroom semi detached on the main Thornton Road in Thornton. Gardens to the front and rear along with off-road parking for two-three cars. Situated within walking distance of local schools, a small Tesco store and is on a bus route into Bradford & Keighley. Early viewing is advised. Briefly comprising of: Entrance Hall, Lounge, Dining Kitchen, three Bedrooms & a Bathroom. View now!



Council Tax Band: C



HALL

15'2 x 5'7

The original front door with stained glass windows leads into the hallway. Tiled floor, central heating radiator, stairs to the first floor plus an under stairs storage cupboard with a window to the side.

LOUNGE

14'8 x 11'7

Stripped pine floor, central heating radiator, Bay window to the front elevation and a tiled fireplace with an open fire grate.

DINING KITCHEN

17'5 x 10'5

Multi fuel stove + exposed stone surround, central heating radiator, french doors to the rear, laminated flooring and a window to the side elevation. The kitchen area consists of fitted base and wall units, a Belfast sink, integrated NEFF electric double oven, four ring gas hob and extractor above, plus plumbing for a washing machine.

FIRST FLOOR LANDING

Window to the side and access to the loft space.

BEDROOM ONE

12'2 x 10'3

Window to the front elevation, central heating radiator, five door fitted wardrobes and the original tiled fireplace.

BEDROOM TWO

11'6 x 10'5

Window to the rear, central heating radiator and a fitted cupboard.

BEDROOM THREE

6'9 x 6'1

Window to the front and a central heating radiator. Currently used as an office.

BATHROOM

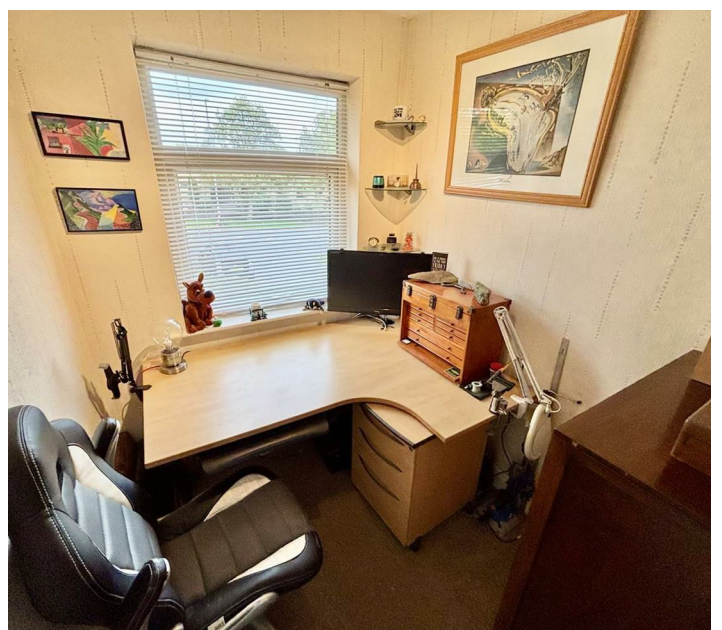
Panelled bath and electric shower over, circular wash basin with a waterfall style tap, W/C, extractor fan and a window to the rear.

EXTERNAL

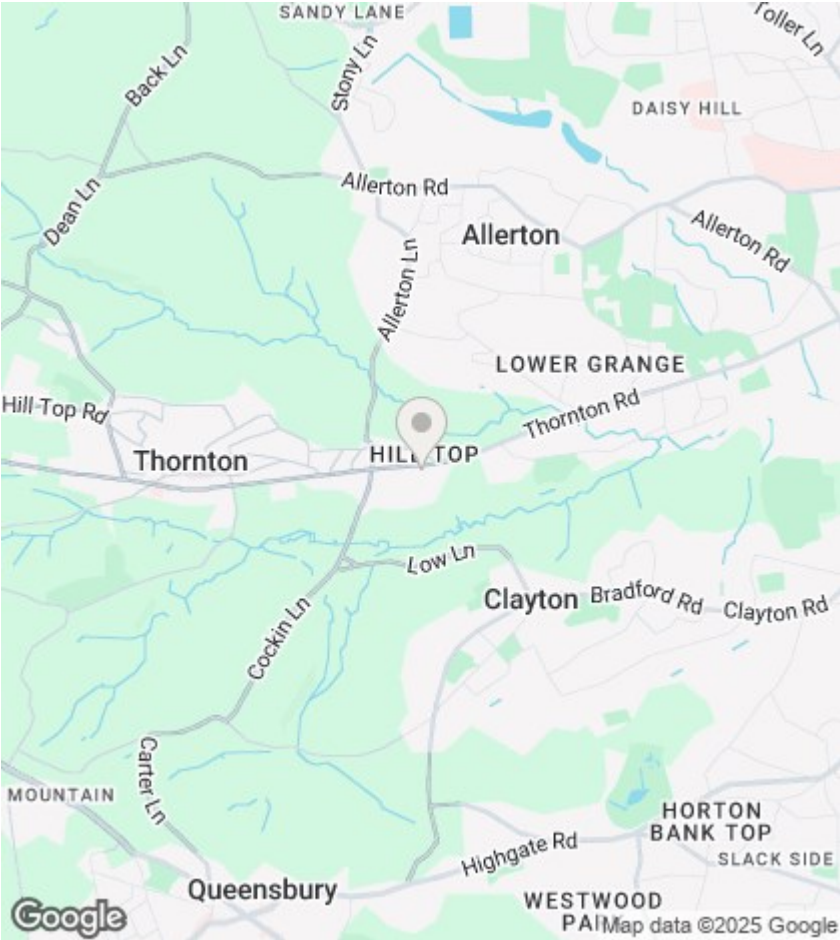
Open plan driveway to the front that runs down the side of the house. Lawned area to the front

with hedging and a lawned garden area to the rear. Potential to extend to the side as neighbouring properties have done, subject to the new owners securing the required permissions.

EPC & Floorplan 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) A		
(81-91) B		
(69-80) C		
(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 