



4 Cliffe Street, Thornton, Bradford, BD13 3NX

£89,950

- ONE / TWO BEDROOM MID TERRACE
- WELL PRESENTED THROUGHOUT
- NEW WINDOWS*
- ATTENTION LANDLORDS
- SMALL GARDEN TO THE FRONT
- BACK-TO-BACK
- 'C' RATED ENERGY CERTIFICATE
- IDEAL FIRST TIME BUY
- NEW CARPETS & FLOORING
- GAS CENTRAL HEATING

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**** ONE/TWO BEDROOM MID-TERRACE ** GOOD CONDITION THROUGHOUT ** IDEAL FIRST TIME BUY OR TURN KEY LANDLORD INVESTMENT **** Bronte Estates are pleased to offer for sale this well presented one bedroom back-to-back terrace that has the benefit of an occasional bedroom with borrowed light. Recently redecorated throughout, new lounge and bedroom UPVC windows, new carpets & flooring, gas central heating, small garden to the front and a quiet tucked away position. Within easy reach of village amenities, bus routes and the many local countryside walks. Early viewing advised, we are expecting this one to go quickly!



Council Tax Band: A



Entrance Hall

A UPVC door leads into a small hallway with stairs off to the first floor and a door to the lounge.

Lounge

15'3 x 14'5

Window to the front elevation, electric fire & fireplace, central heating radiator and open to:

Kitchen Area

Fitted with a range of base and wall units, laminated work surfaces and splash-back tiling. Integrated electric oven, four ring gas hob, extractor above and a stainless steel sink & drainer. Plumbing for a washing machine and a door to the cellar.

Cellar

Small keeping cellar providing further storage.

First Floor

Landing area with a central heating radiator and access to the loft space.

Bedroom One

10'5 x 10'2

Window to the front elevation and a central heating radiator.

Occasional Bedroom / Study

10'5 x 4'6

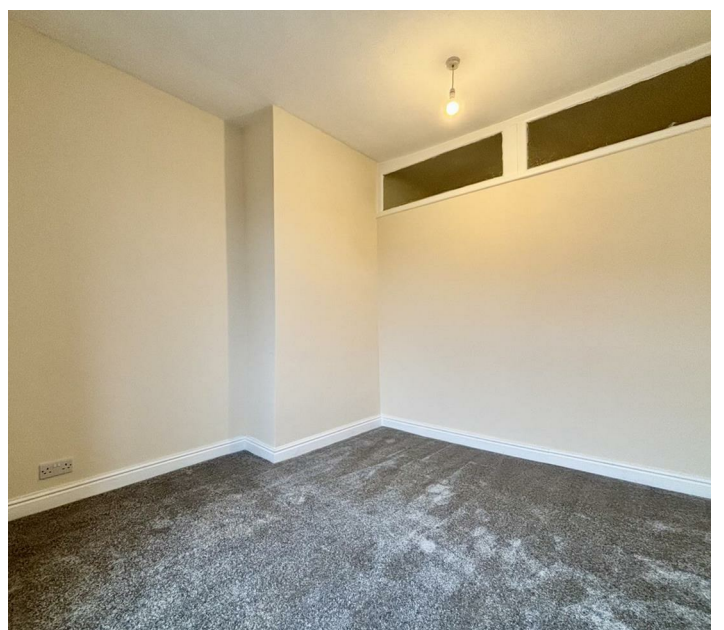
With borrowed light from bedroom one. Fitted single wardrobe, cupboards and clothes hanging rail. Central heating radiator.

Bathroom

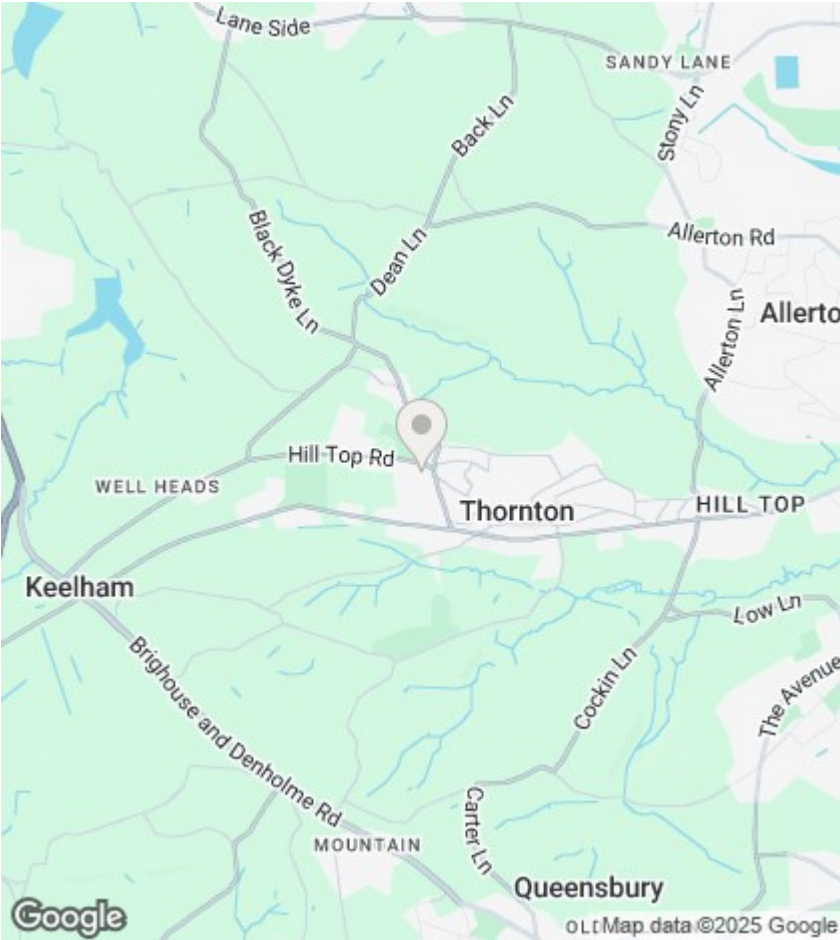
White bathroom suite comprising of a panelled bath with an electric shower over, low flush WC and a pedestal washbasin. Window to the front elevation, boiler cupboard and an extractor fan.

External

Small paved yard to the front with on-road parking available.







Directions

Viewings

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

EPC Rating:
C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	81
(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	