



16 Well Heads, Thornton, Bradford, BD13 3SJ

£129,950

- CHARACTER END-TERRACE COTTAGE
- 18' LOUNGE & OPEN PLAN KITCHEN
- SOME NEW FLOORING & REDECORATION
- OPEN RURAL VIEWS FRONT & REAR
- CLOSE TO LOCAL AMENITIES
- ONE DOUBLE BEDROOM
- RECENTLY REFURBISHED KITCHEN
- PAVED PATIO GARDEN TO THE FRONT
- DESIRABLE LOCATION
- ON A BUS ROUTE

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**** ONE BEDROOM END TERRACE COTTAGE ** DELIGHTFUL POSITION ** RURAL VIEWS ****
WELL PRESENTED THROUGHOUT ** Bronte Estates are pleased to offer for sale this cosy country cottage at Well Heads in Thornton. Many recent improvements including a kitchen refurb, some new flooring and redecoration. To the ground floor is an entrance hallway, a large 18' lounge with open plan kitchen area, a double bedroom with walk-in wardrobe and a spacious bathroom. Paved patio garden to the front with views across open fields to the front and rear. Within easy reach of village amenities, Robertshaw's Bakery, Cafe and Farm Shop.



Council Tax Band: B



Entrance Hall

The front door leads into a good sized hallway with stairs off to the first floor and a door to the lounge.

Lounge

18'1 x 11'7

Two windows to the front elevation, central heating radiator and new carpet. Open plan kitchen area.

Kitchen Area

A modern Navy colour fitted kitchen, recently refurbished with base and wall units, laminate working surface and splash-back tiling. There is a new electric oven, four ring gas hob with extractor above, plumbing for a washing machine and an under-stairs storage area. New vinyl flooring and windows to both the side and rear elevations with views over open fields.

First Floor

Landing area with a central heating radiator and access to an newly insulated loft space.

Bedroom One

11'9 x 11'9

Two windows to the front elevation, central heating radiator and a walk-in wardrobe with fitted shelving and clothes hanging rails.

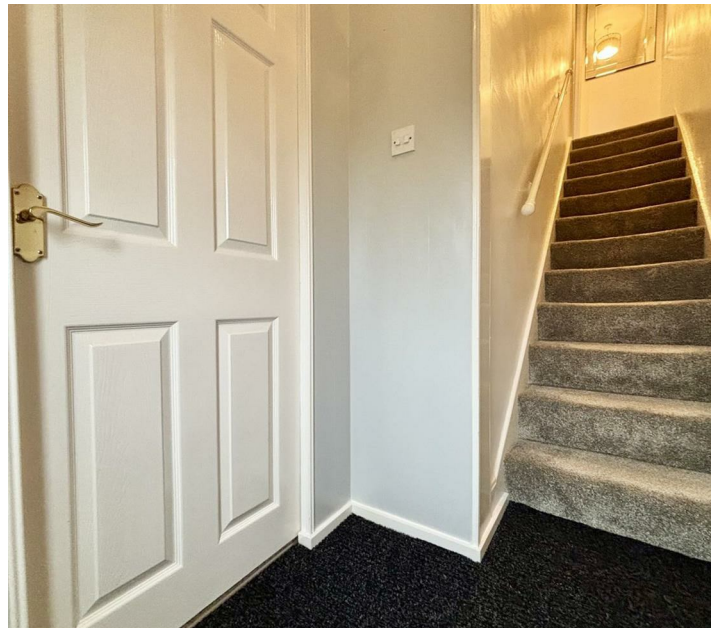
Bathroom

8'8 x 6'2

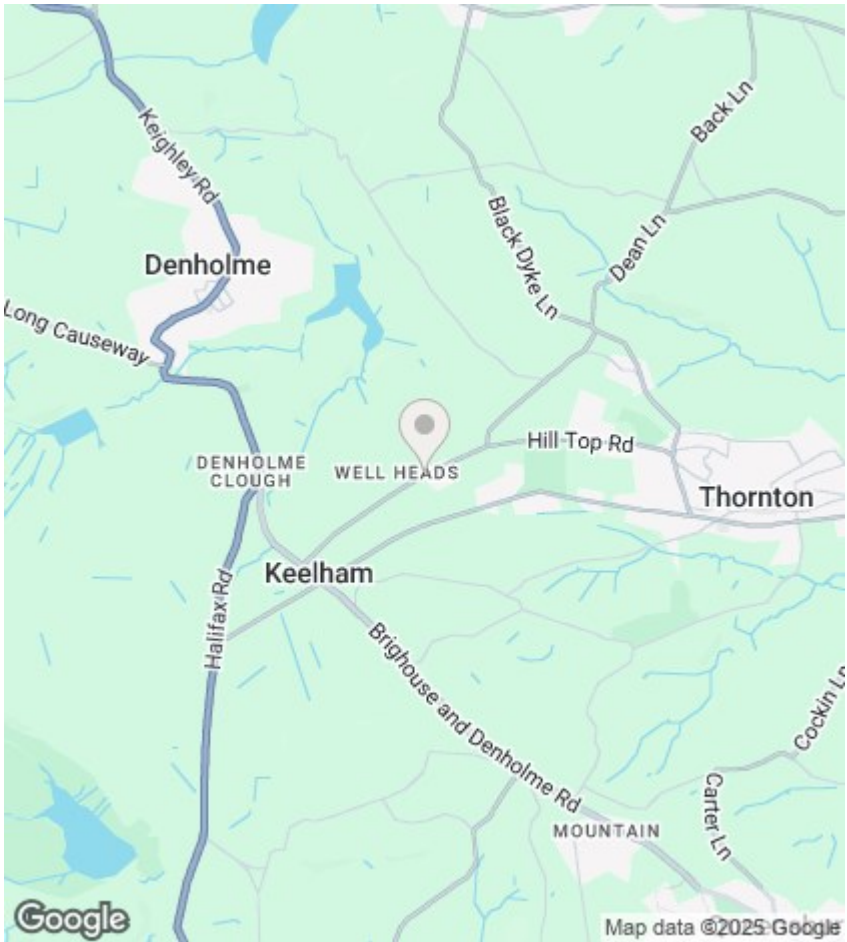
A white three piece bathroom suite comprising of a panelled bath with an electric shower over, pedestal washbasin and a low flush WC. Window to the rear elevation, central heating radiator and an extractor fan.

External

To the front of the property is a walled patio garden with open views. There is plenty of space for a table and chairs or entertaining in the summer months! Easy on-road parking to the front. There is also immediate access to the Bronte Way foot path at the side of the property making it ideal for dog walking and local country walks.







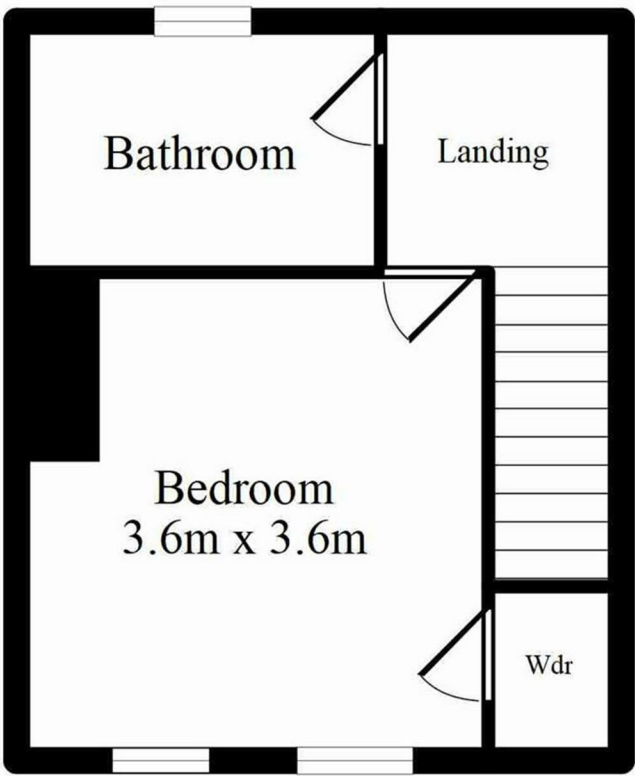
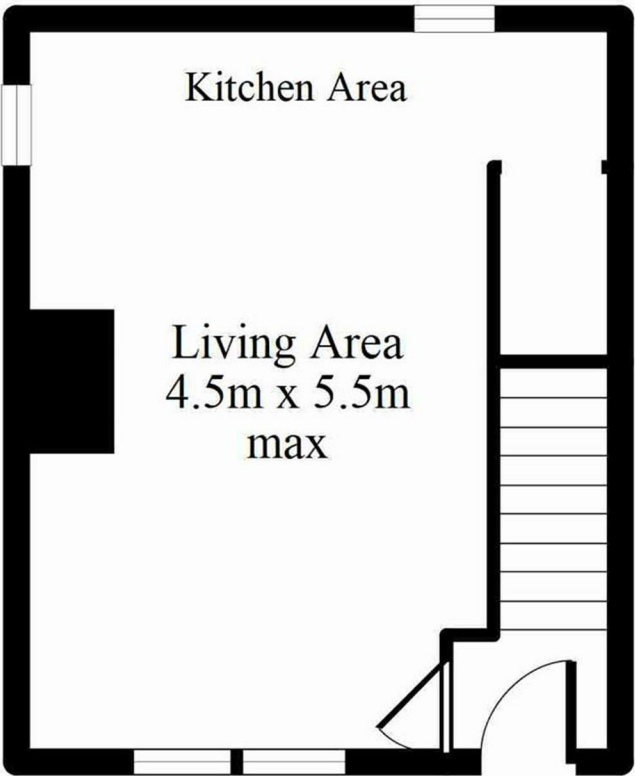
Directions

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		90
(81-91) B		
(69-80) C		67
(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