



52 North Cliffe Drive, Thornton, Bradford, BD13 3EA

£250,000

- FOUR BEDROOM SEMI DETACHED
- INTEGRAL GARAGE
- DISTANT RURAL VIEWS
- GAS CENTRAL HEATING & UPVC DG
- GROUND FLOOR WC
- TWO STOREY SIDE EXTENSION
- PRIVATE REAR GARDEN
- AN IDEAL FAMILY HOME
- ELEVATED POSITION
- ALARM SYSTEM

52 North Cliffe Drive, Bradford BD13 3EA

**** EXTENDED FOUR BEDROOM SEMI DETACHED ** INTEGRAL GARAGE ** GROUND FLOOR WC & UTILITY ** ELEVATED POSITION WITH OPEN ASPECT **** Bronte Estates are delighted to offer for sale this much loved four bedroom family home in Thornton. Briefly comprising of: Entrance Hall, Lounge with an archway to the Dining Room, Kitchen, Utility Room, WC and access to the integral Garage. To the first floor are four Bedrooms and a family Bathroom. Gardens to the front and rear. Situated close to local schools, village amenities and transport links. Early viewing is advised.



Council Tax Band: C



Entrance Hall

Stairs lead off to the first floor, door to the lounge and a central heating radiator.

Lounge

13'3 x 12'9

Bay window to the front elevation, feature panelled chimney breast with a fitted gas fire, central heating radiator and an archway to:

Dining Room

8'5 x 7'9

French doors with side windows lead out to the rear garden. Central heating radiator.

Kitchen

7'8 x 7'4

Fitted with a range of base and wall units, splash-back tiling and laminated work surfaces. Integrated electric double oven, halogen hob, stainless steel sink & drainer and plumbing for a dish washer. Useful pantry/storage cupboard, window to the rear elevation and a door to the garage.

Utility & WC

Plumbing for a washing machine, space for a tumble dryer and a fitted work surface, Window to the rear elevation, central heating boiler and a folding door leading to a WC with hand washbasin.

First Floor

Landing area with access to a part boarded loft space and doors off to the bedrooms and bathroom.

Bedroom One

17'4 x 8'6

Windows to both the front and rear elevations and two central heating radiators. Loft hatch to an additional part boarded loft above the extension.

Bedroom Two

10'9 x 10'3

Window to the rear elevation, fitted wardrobes and cupboards plus a central heating radiator.

Bedroom Three

10'3 x 9'8

Window to the front elevation, fitted double

wardrobe with sliding doors and a central heating radiator.

Bedroom Four

6'9 x 6'8

Window to the front elevation, central heating radiator, fitted wardrobe, cupboards and shelving.

Bathroom

Three piece bathroom suite comprising of a panelled bath with shower tap attachment, pedestal washbasin and a low flush WC. Airing cupboard, central heating radiator and a window to the rear elevation.

Garage

17'6 x 8'8

Electric remote control roller door to the front, rear window and an exterior door to the garden. Power, lighting and giving access to the utility and WC.

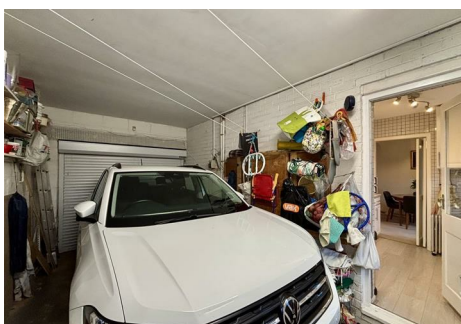
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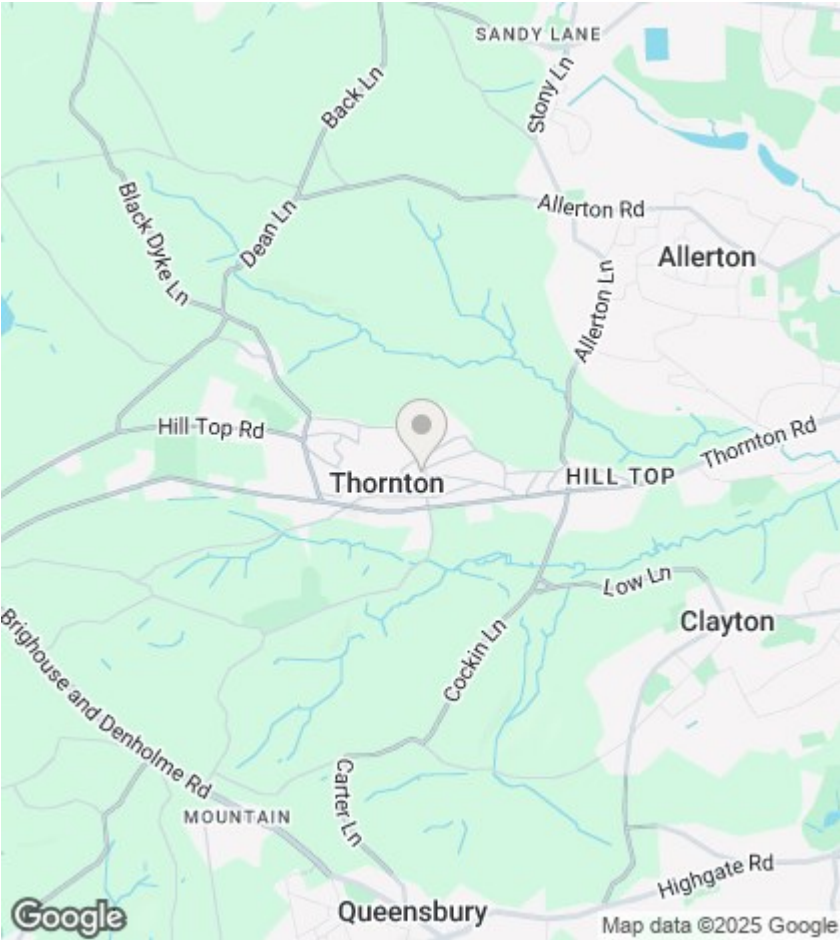
The front of the property is elevated from the roadside. There is a lawn, flowerbeds and a driveway giving access to the garage. To the rear is a private and enclosed garden space with well planted flowerbeds, lawn, mature shrubs, paved patio areas, outside tap and a garden shed.

Energy Performance Certificate to follow

Floor Plan 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 	