



17 Havelock Street, Thornton, Bradford, BD13 3HA

Offers Over £105,000

- TWO BEDROOM COTTAGE
- NEW GAS CENTRAL HEATING SYSTEM
- RE-PLASTERED & RE-WIRED
- 'C' RATED ENERGY CERTIFICATE
- VILLAGE LOCATION
- MID-TERRACE THROUGH-BY-LIGHT
- NEW WINDOWS AND DOOR
- NEW DECOR AND FLOORING
- TWO GOOD-SIZED BEDROOMS
- CLOSE TO LOCAL AMENITIES

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**** TWO BEDROOM CHARACTER COTTAGE ** MANY RECENT IMPROVEMENTS ** QUAIN**
COBBLED BACKWATER LOCATION ** READY TO MOVE IN ** Bronte Estates are pleased to offer for sale this attractive through-by-light property in the heart of Thornton village. Offering a ready made landlord investment or an ideal first time buy and benefitting from new windows and door, re-wired, re-plastered, new central heating system, new decor and new flooring. Briefly comprising of: Kitchen, lounge, two bedrooms and a bathroom. Early viewing advised.



Council Tax Band: A



Kitchen

16'4 x 6'1

The front door leads into the kitchen. Modern fitted base units, laminate working surfaces and a stainless steel sink and drainer. There is an integrated electric oven, electric hob, plumbing for a washing machine and a large window to the rear allowing for plenty of natural light. New central heating boiler and a door to:

Lounge

12'10 x 10'11

Window to the front elevation, central heating radiator and doors off to the cellar and the first floor.

Cellar

Cellar head area with fitted shelving and steps down to a small keeping cellar.

First Floor

Window to the side elevation with a delightful rural outlook and an electric wall heater.

Bedrom One

13'7 x 12'3

Two windows to the front elevation and a central heating radiator.

Bedroom Two

13'9 max x 8'0

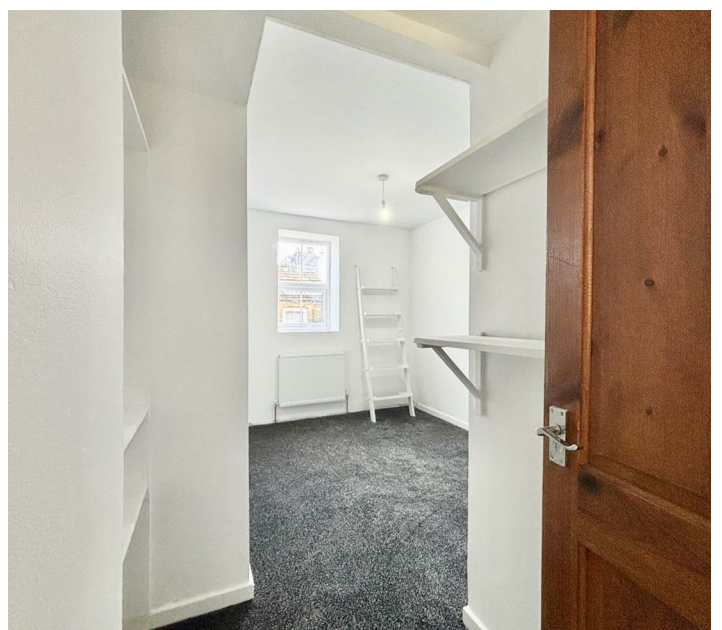
Fitted shelving, window to the front elevation and a central heating radiator.

Bathroom

White three piece bathroom suite comprising of a panelled bath, pedestal washbasin and a low-flush corner WC. Heated towel rail, tiled floor and a window to the rear elevation.

External

Pavement lined to the front. No garden.







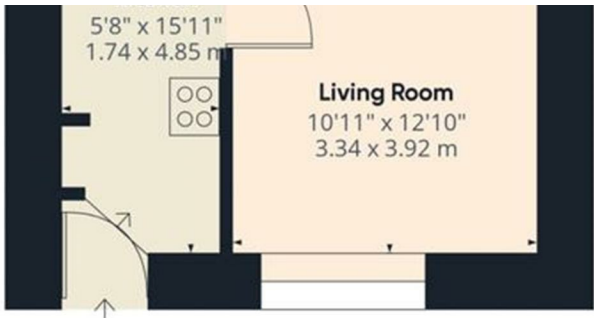
Directions

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		89
(69-80) C	70	
(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	



Ground Floor

