



17 James Street, Thornton, Bradford, BD13 3NR

£115,000

- NO ONWARD CHAIN
- THROUGH TERRACE
- INVESTMENT OPPORTUNITY
- TWO OCCASIONAL ATTIC ROOMS
- DECEPTIVELY SPACIOUS THROUGHOUT
- IDEALLY SITUATED VILLAGE LOCATION
- TWO DOUBLE BEDROOMS
- CLOSE TO ALL LOCAL AMENITIES

17 James Street, Bradford BD13 3NR

NO ONWARD CHAIN Situated in the heart of Thornton Village is this two bedroom THROUGH TERRACE with an ADDITIONAL TWO ATTIC ROOMS being sold with NO ONWARD CHAIN. The property sits within walking distance to ALL LOCAL AMENITIES, WELL-REGARDED SCHOOLS and FANTASTIC RURAL WALKS. This terraced property is DECEPTIVELY SPACIOUS THROUGHOUT with a living room, DINING KITCHEN, two double bedrooms, a bathroom and two occasional attic rooms.



Council Tax Band:



Property Description

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Ground Floor

Entrance Hall

Leading from a uPVC door to front with space for coats and shoes, giving access to the living room.

Living Room

13'08 x 14'08

A light and airy living room with double glazed window to front, gas central heating radiator and access to the inner hallway.

Inner Hallway

Built in storage cupboard with access to the dining kitchen to rear and stairs to the first floor.

Dining Kitchen

13'11 x 14'02

To the rear of the property is a deceptively spacious dining kitchen, currently fitted with a mixture of wall and base units, electric oven with gas hob over, space and plumbing for fridge freezer and dishwasher, sink and drainer with the addition of an under-stair storage and utility cupboard giving space and plumbing for washing machine and tumble dryer, ample space for dining table, a double glazed window, gas central heating radiator and uPVC door to rear.

Lower ground Floor

The property has two cellars giving space for storage.

First Floor

Bedroom One

14'01 x 13'11

A substantial main double bedroom to the front elevation with high ceiling, a large double glazed window to front and gas central heating radiator.

Bedroom Two

14'02 x 9'04

A second double bedroom to the rear elevation with a double glazed window to rear and gas central heating radiator.

Bathroom

A bathroom with part wood paneling and a three piece suite consisting of a bath with overhead electric shower, w/c, wash hand basin, also comprising built in storage cupboards, gas central heating radiator and frosted double glazed window to rear.

Second Floor

Attic Room One

12'04 x 12'11 (max)

An occasional attic room, ideal for storage, and/or office space with gas central heating and Velux window.

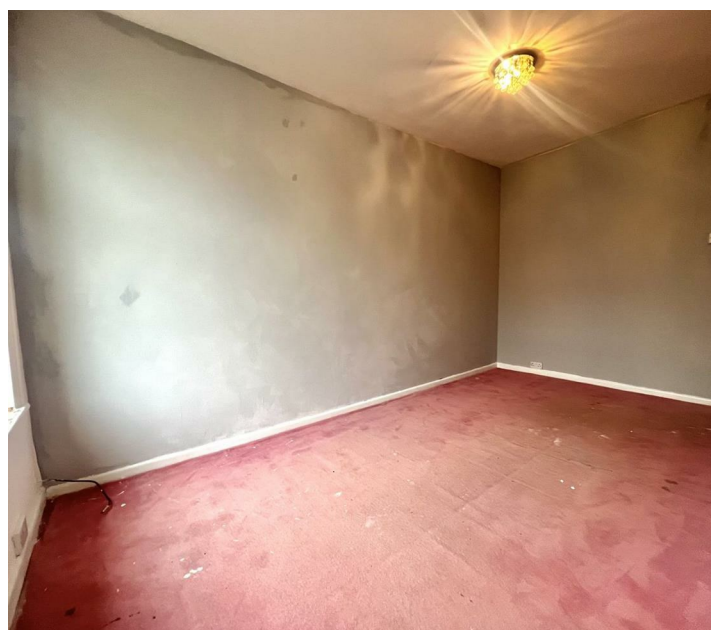
Attic Room Two

12'03 x 9'06 (max)

A second attic room with gas central heating and Velux window.

Agent Notes

Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.







Directions

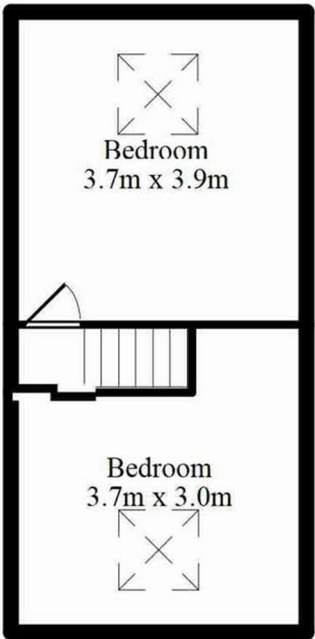
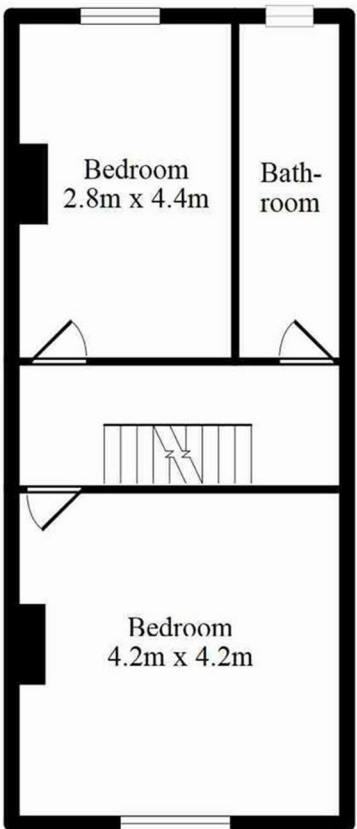
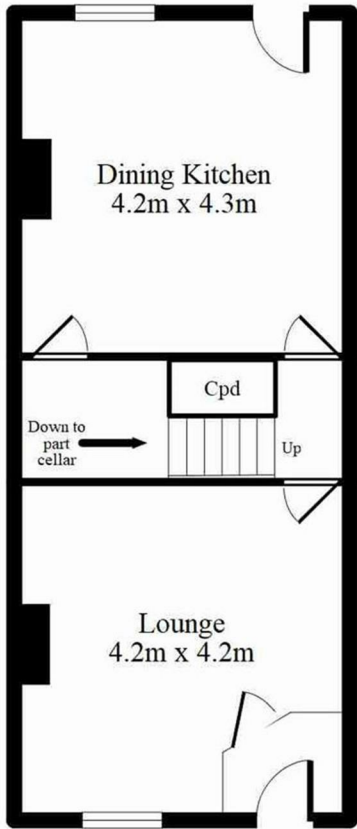
Viewings

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		83
(81-91) B		
(69-80) C		57
(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. GFPMIS 2023