



Hoyle Ing Road, Thornton, Bradford, BD13 3DD
● Semi Detached ● Modern with Front & Back Gardens ●
● Four Bedrooms & Two Shower Rooms ●
FREEHOLD / COUNCIL TAX BAND: A / EPC: C
Priced at £140,000

Directions

From our office head up Thornton Road. Go straight ahead at Four Lane Ends Traffic lights. After approximately 2 miles you will come to a double mini roundabout. Continue straight on Thornton Road. Continue for approximately 300 feet and Hoyle Ing can be found on the right.

Description

THREE BED, TWO SHOWER ROOMS, TWO RECEPTIONS IN THORNTON, ENQUIRE ON LINE TODAY!

Information for Potential Buyers

As a buyer you will need to take into consideration that Stamp Duty maybe payable by you on any property purchase. If unsure please call our office for further details.

Dining Kitchen 11' 0" x 10' 7" (3.343m x 3.219m)

With a range of modern wood effect wall and base units. A twin bowl stainless steel sink with mixer tap, part tiled walls, two double glazed windows, a radiator, a stainless steel extractor fan and inset spotlights. a UPVc rear door, a Baxi combination boiler, a smoke detector, air vent and lino look flooring. There is a walk in pantry style cupboard with shelving and the electric meter/fuse board.

Lounge 14' 6" x 12' 7" (4.416m x 3.823m)

With two double glazed windows, a radiator, inset spotlights, a feature brick/tiled fire place for a freestanding electric fire. A useful built in wall unit with shelving, internet/tv and telephone points.

Entrance Hall 4' 6" x 4' 2" (1.378m x 1.278m)

Through a UPVc entrance door with floor entrance matting, an alarm panel (not tested) and stairs to the first floor.

Landing 6' 9" x 4' 11" (2.068m x 1.495m)

A double glazed window, smoke detection, a radiator, heating thermostat and a store cupboard.

Downstairs Bedroom Four / Reception 11' 2" x 10' 7" (3.408m x 3.223m)

An L shaped room with a double glazed window and radiator.

Downstairs Ren Suite Shower Room 4' 11" x 4' 11" (1.490m x 1.487m)

Accessed through Reception Two. With a low flush toilet, hand basin within a white vanity unit. A corner shower cubicle with thermostatic bar controlled shower, tiled walls, cladded ceiling with inset spotlights, an extractor fan, lino look flooring and a fitted mirror.

Bedroom One 14' 6" x 11' 3" (4.417m x 3.424m)

A full property width bedroom with two double glazed windows, a radiator, and fitted wardrobes. An alarm panel (not tested) inset spotlights with a walk in dressing room.

Bedroom One Dressing Room 5' 10" x 3' 10" (1.789m x 1.169m)

A walk in dressing room accessed from bedroom one with a double glazed window and built in shelving.

Bedroom Two 11' 5" x 9' 4" (3.490m x 2.833m)

A front facing double glazed window, a radiator and a loft hatch.

Bedroom Three 11' 1" x 6' 2" (3.370m x 1.892m)

A rear facing bedroom with a double glazed window and a radiator.

Shower Room 8' 3" x 5' 8" (2.506m x 1.721m)

With a low flush toilet, hand basin within a vanity unit, larger than average shower cubicle with thermostatic bar shower. With fully tiled walls, a bathroom cabinet, an extractor fan, a chrome towel radiator, a cladded ceiling with inset spotlights, lino look flooring and a frosted double glazed window.

Outside

The property is elevated from the road with a lawned garden with shared gated access. To the side is a pathway and the gas meter box. To the rear is a fenced tiered lawned garden with shrubbery/bushes. On road parking is available on a first come first served basis.

Utilities & Services

With Gas, Electric, Water and Drainage. According to their websites Sky, Virgin Media and BT are available in this area. According to their websites there's good mobile coverage for EE, Vodafone, Three and O2.

Local Authority

Bradford Council Tax Band A £1353.75 Approx for 2024/2025. Green/Grey bin collection fortnightly on Tuesday. This property is not in a conservation area. The flood risk in this area is very low. This property may be in a coal mining area.

Free Market Appraisal

If you are considering selling or letting your property we offer a no obligation market appraisal and would be pleased to discuss your individual requirements. For further information please call a member of our Dinsdales Team.

Mortgage Advice & Insurance

Dinsdales Estates Sales, Lettings and Property Management are keen to stress the importance of seeking independent mortgage advice. This can be arranged through a panel of experienced advisers. Dinsdales can introduce this service and could receive a referral fee from a recommended mortgage company.

Consumer Protection

We are providing these details in good faith, to the best of our ability, in obtaining as much information as is necessary for our buyers/tenants, to make a decision whether or not they wish to proceed in obtaining this property under the consumer protection regulations. Upon request we can provide you with an electronic copy of the Property Information Questionnaire (if available). We are covered by Client Money Protection through Propertymark and are members of The Property Ombudsman.

www.dinsdalesestates.co.uk

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