



North Cliffe Avenue, Thornton, Bradford, BD13 3BX
● Semi Detached ● Three Bedrooms ● Modern Throughout ●
● Gardens Front & Back ● Driveway & Garage ●
FREEHOLD | COUNCIL TAX BAND: A | EPC: C
Priced at £159,950

Directions

From our office head up Thornton Road. Go straight ahead at Four Lane Ends traffic lights. Continue straight on Thornton Road passing Tesco on your right and through the double mini roundabout. Continue on Thornton Road. Turn right on to Spring Head Road and then third right on to North Cliffe Avenue. The property can be found on the left.

Description

DINSDALES ESTATES PRESENTS THIS EX LOCAL AUTHORITY THREE BEDROOM SEMI DETACHED IN THORNTON. This property may be of non-standard construction with a steel frame. Please take advice from your mortgage lender.

Information for Potential Buyers

UPRN 100051199548 As a buyer you will need to take into consideration that Stamp Duty maybe payable by you on any property purchase. Please use this link <https://www.tax.service.gov.uk/calculate-stamp-duty-land-tax/#/intro>

Entrance Porch 5' 8" x 5' 3" (1.731m x 1.599m)

Accessed via a Upvc door, two double glazed windows and a radiator.

Entrance Hall 4' 3" x 3' 9" (1.298m x 1.138m)

A radiator, stairs to the first floor and a smoke detector (not tested).

Lounge 14' 9" x 13' 4" (4.504m x 4.059m)

With two double glazed windows , two pendant ceiling lights, a radiator, heating thermostat, two alcoves and Virgin/Open Reach internet connections (not tested).

Dining Kitchen 17' 10" x 7' 6" (5.436m x 2.276m)

Accessed via a Upvc door, two double glazed windows and a radiator. With a range of wood effect wall and base units with work tops. With a stainless steel sink and mixer tap, integrated electric oven, four burner gas hob and an extractor fan. With plumbing for a washing machine, part tiled walls, lino look flooring, an air vent and two ceiling spot lights. Access to the store/pantry.

Under Stair Store/Pantry 5' 0" x 4' 4" (1.521m x 1.322m)

Housing the Ravenheat combination boiler, with an electric fuse board/meter and a carbon monoxide detector.

Landing/Stairs 8' 2" x 5' 8" (2.479m x 1.720m)

A spacious landing with a double glazed frosted window, loft hatch, spindle banister/hand rail and a smoke detector (not tested).

Bedroom One 11' 6" x 9' 8" (3.504m x 2.958m)

A front facing bedroom with two double glazed windows, a radiator, tv ariel and USB sockets.

Bedroom Two 10' 5" x 9' 3" (3.187m x 2.830m)

A rear facing bedroom with a double glazed window, radiator and Virgin internet point.

Bedroom Three 8' 5" x 7' 9" (2.566m x 2.354m)

A rear facing bedroom with a double glazed window, radiator, tv ariel and air vent.

Bathroom 6' 8" x 6' 1" (2.041m x 1.857m)

An L shaped bathroom with ceiling light, double glazed frosted window and part tiled walls. A three piece white bathroom suite with an over bath shower and glass screen, hand basin and toilet. A radiator and lino look flooring.

Outside

On road and driveway parking for several cars. To the front is a raised lawned garden and to the rear there is a raised lawned garden and a patio area. The Gas meter box is on the external house wall.

Garage 19' 11" x 10' 4" (6.074m x 3.156m)

A detached garage with an up and over door, concrete floor and a window.

Utilities & Services

Gas, Electric, Water (metered) 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. For other providers we would suggest checking directly with them.

Local Authority

Bradford Council Tax Band A £1479.76 Approx for 2025/2026. Green/Grey bin collection fortnightly on a 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, by 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. 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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