



**Back Field, Thornton, Bradford, BD13 3EX**

- End Through by Light Terrace • Two Bedrooms • Modern •
- Large Dining Kitchen • Front Garden • No Upward Chain •

***FREEHOLD / COUNCIL TAX BAND: B / EPC: D***

**Offers in the Region of £115,000**

## Description

DINSDALES ESTATES PRESENTS THIS THROUGH BY LIGHT END TERRACE IN THORNTON. We feel this would suit someone looking for their first home.

## Directions

From our office on Thornton Road head towards Thornton Village. Turn right onto Ball Street, left onto Market Street, then left onto Back Field Court and continue up to Back Field (opinion, quite tight access). Alternatively from Market Street turn right onto High Street, Park up near the top and walk on the public footpath onto Back High Street and under the ginnel. The property is at the top on the right.

## Information for potential Buyers

UPRN 100051133523 We will initially check you are in a position to buy and if your offer is accepted we verify your identity, address, and the legitimate source of your funds to prevent money laundering. 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 Hall 4' 11" x 4' 4" (1.503m x 1.327m)

Through a UPVC entrance door, a smoke detector, alarm panel, lino look floor, heating thermostat, coat hooks and stairs to the first floor.

### Lounge 13' 8" x 13' 5" (4.157m x 4.078m)

A double glazed window, textured ceiling and decorative plaster rose. A stone fire place with wooden tops and an electric fire (the gas meter is within). With two alcoves and a radiator.

### Kitchen/Diner 16' 9" x 10' 2" (5.107m x 3.109m)

A good sized dining kitchen with a range of white wall, base and drawer units. With black marble effect work tops and splash backs. A stainless steel sink with mixer tap and integrated Lamona gas hob and electric oven. With two double glazed windows, a radiator, a Worcester combination boiler and plumbing for a washing machine. A textured ceiling with two double spot lights and lino look flooring. with a smoke detector and a door leading to a small cellar.

### Landing 6' 5" x 6' 0" (1.947m x 1.836m)

An L shaped landing with pendant light.

### Bedroom One 14' 10" x 13' 6" (4.514m x 4.115m)

A front facing good sized master bedroom with a double glazed window, radiator and alcove. A feature fire place (decorative only) and two built in good sized wardrobes.

### Bedroom Two 9' 9" x 8' 8" (2.971m x 2.654m)

A rear facing second double bedroom with a double glazed window, radiator and feature fire place (decorative only) . A built in wardrobe and store cupboard with feature glazed door.

### Bathroom 6' 6" x 6' 4" (1.991m x 1.942m)

A frosted double glazed fire escape window. A radiator and a three piece white bathroom suite with a Triton over bath electric shower with rail and curtain. A textured ceiling, dome light and lino look flooring.

## Outside

A walled / gated, flagged low maintenance garden with a raised flower bed and established bushes and shrubs.

## Utilities & Services

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, Vodaphone, Three and O2. For other providers we would suggest checking directly with them.

## Local Authority

Bradford Council Tax Band B £1726.38. 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](http://www.dinsdalesestates.co.uk)**

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