



HUNTERS®

Sales ▪ Lettings ▪ Management

High Street, Thornton, Bradford, West Yorkshire, BD13 3ES

- INVESTORS ONLY - SOLD WITH TENANT IN SITU
- CONTEMPORARY KITCHEN DINER
- DOUBLE GLAZED
- ENCLOSED GARDEN
- CLOSE TO LOCAL AMENITIES

- TWO BEDROOM TERRACE WITH OCCASIONAL ATTIC ROOM
- LIVINGROOM WITH LAMINATE FLOORING
- CELLAR FOR ADDITIONAL STORAGE
- VILLAGE LOCATION
- EPC GRADE TBC - COUNCIL TAX BAND A

Asking Price £115,000

High Street, Thornton, Bradford, West Yorkshire, BD13 3ES

INVESTORS ONLY - BEING SOLD WITH TENANT IN SITU

Presenting to the market this charming two-bedroom terraced house, ideally situated with excellent public transport links, nearby schools, and a variety of local amenities. This neutrally decorated property offers comfortable and versatile living spaces, making it an excellent opportunity for investors seeking a well-maintained home in a sought-after location.

The property features a welcoming reception room, appointed with elegant wood floors and a distinctive fireplace, creating a warm and inviting atmosphere perfect for relaxation or entertaining guests. The garden view from this space further enhances its appeal, providing a peaceful outlook and an abundance of natural light.

The contemporary kitchen is well-proportioned and conveniently leads to a cellar, accessible via a strap door, offering valuable additional storage or workspace. The accommodation is balanced by two bedrooms, comprising a generous double and a cosy single, each providing quiet and private retreats.

A real highlight of this terraced house is its enclosed front garden, ideal for outdoor relaxation or those seeking a manageable green space. Adding further flexibility, the property boasts an occasional attic room, suitable for a variety of uses, such as a home office or hobby room.

This attractive house is presented for sale with the benefit of its back-to-back terrace design, combining characterful features with practical living. Early viewing is highly recommended to appreciate all that this delightful home has to offer in such a convenient location.

Currently tenanted, Paying £600 pcm

COUNCIL TAX BAND - EPC GRADE TBC





GROUND FLOOR

Kitchen
9'0" x 14'6"

Livingroom
9'6" x 14'6"

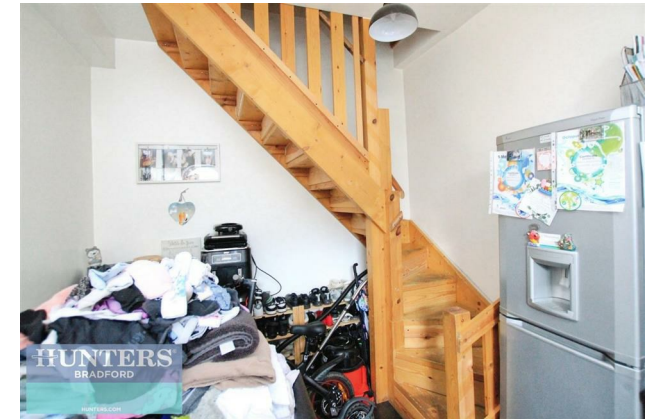
Bedroom One
9'8" x 9'3"

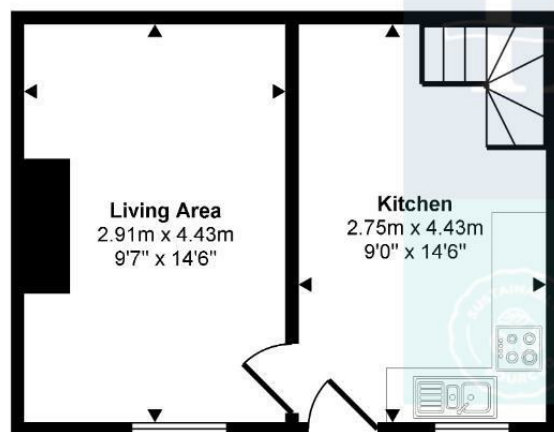


Bedroom Two
8'9" x 9'3"

Family Bathroom

Attic Occasional Room
18'9" x 13'10"

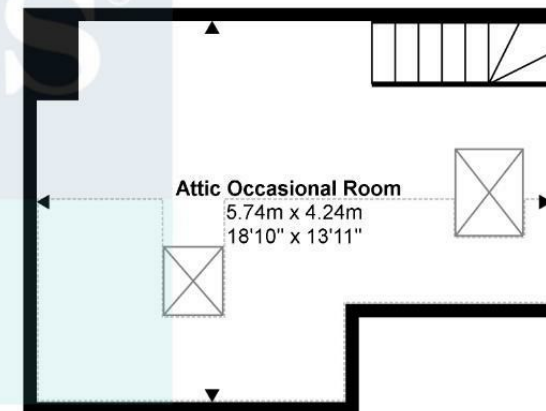




Ground Floor



First Floor



Second Floor

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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		

Viewing Arrangements

Strictly by prior appointment only through the agent Hunters Hunters Bradford -
01274 393955 <https://www.hunters.com>



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