



## 90 Hill Top Road, Thornton, Bradford, West Yorkshire, BD13 3QX

£725 PCM

- Charming Character Cottage
- Open Plan Lounge & New Kitchen
- Cellar & Rear Porch
- Gas CH & DG
- Available May 2026
- Entrance Porch & Hallway
- Two Bedrooms & Fitted Bathroom
- Enclosed Patio Area & Lawned Garden
- No Smokers
- EPC - D / Council Tax Band - A

# 90 Hill Top Road, Bradford BD13 3QX

A Charming Two Bedroom Cottage situated on the outskirts of Thornton Village. Briefly comprising; Entrance Porch & Hallway, Open Plan Living Area with a new Fitted Kitchen, Cellar, Rear Porch, Two Bedrooms & Fitted Bathroom. Outside there is an Enclosed Patio Area to the front & Lawned Garden with rural views of the cricket grounds to the rear. EPC - D. Council Tax Band - A. Available May 2026



Council Tax Band: A



## **ENTRANCE PORCH**

Front entrance door, stone floor

## **ENTRANCE HALL**

Single panel radiator, stairs to the first floor, carpet, door to the lounge.

## **LOUNGE**

13'5"

Feature stone fire surround with living flame electric fire, TV & telephone points, beamed ceiling, dining area, one double & one single panel radiator, window with window seat to front elevation.

## **KITCHEN AREA**

4'1"

Open plan to the lounge with fitted base & wall units, contrasting work surfaces, tiles, ceramic sink & drainer with mixer tap, fitted electric oven, four ring electric hob, small window & exterior door to rear porch.

## **REAR PORCH**

Plumbing for an automatic washing machine, single panel radiator, exterior door to rear garden.

## **BEDROOM ONE**

9'9"

Two fitted double wardrobes, new carpet, original exposed stone chimney breast, double panel radiator, windows & window seat to front.

## **BEDROOM TWO**

7'11"

Single panel radiator, window

## **BATHROOM**

4'0"

White piece suite in white, bath with mixer shower taps & shower screen, pedestal; wash basin, low flush WC, single panel radiator, window to rear

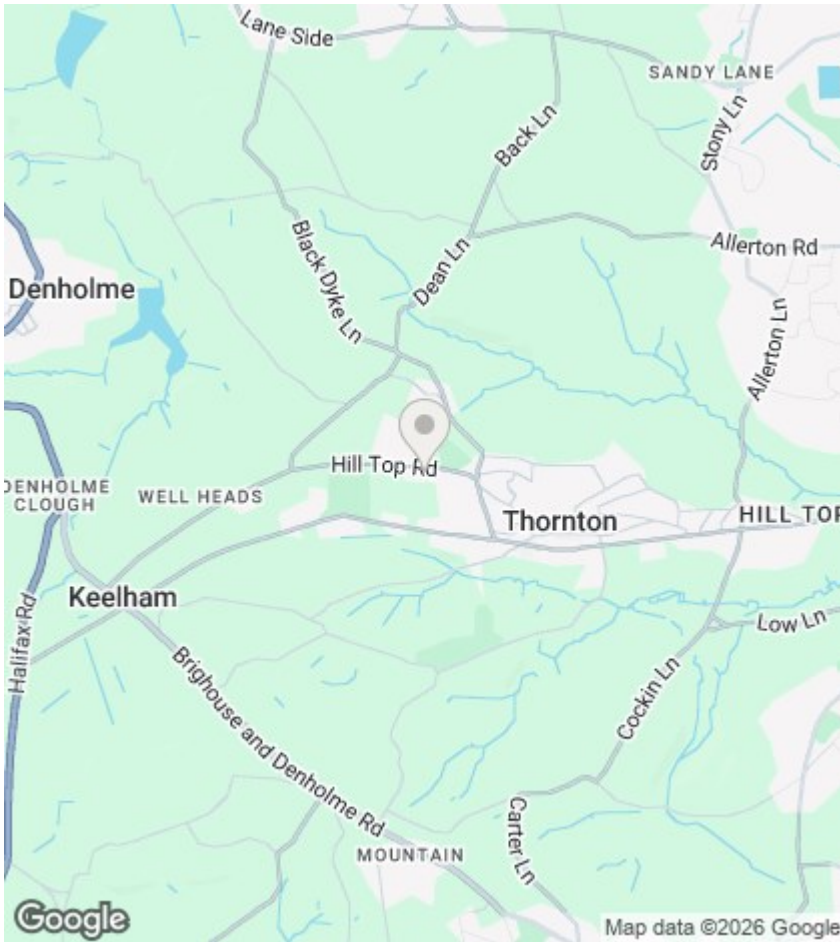
## **OUTSIDE**

FRONT: Enclosed Paved Patio Area & Gate to the front. On Road Parking.

REAR: Lawned Garden overlooking the cricket field.







## Directions

## Viewings

Viewings by arrangement only.  
Call 01274884040 to make an appointment.

## EPC Rating:

D

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			<b>100</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>	<b>61</b>		
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 