Sugdens
Sales & Lettings



Back Field, Thornton,

£124,950

* THOUGH BY LIGHT COTTAGE * TWO BEDROOMS * GRADE II LISTED * READY TO MOVE INTO *
* NEW KITCHEN * RECENTLY REDECORATED * PERIOD FEATURES * GARDEN FRONTAGE *

Situated in the heart of the highly sought-after village of Thornton, this beautifully presented Grade II listed two bedroom home effortlessly combines character and charm with modern-day living.

Thoughtfully improved by the current owners, the property benefits from a newly fitted kitchen, new flooring throughout and recent redecoration throughout gas central heating and Burglar alarm - creating stylish and ready-to-move-into accommodation.

Retaining a wealth of period features, this delightful home also enjoys a patio garden frontage providing an attractive outdoor space to relax and unwind.

Ideally positioned within walking distance of Thornton village amenities, local shops and excellent transport links, this property will appeal to first-time buyers, young professionals and couples seeking a charming home in a desirable village location.

Early viewing is highly recommended.







Entrance Vestibule
With radiator.

Open Plan Lounge / Kitchen
17' x 13' (5.18m x 3.96m)
The Lounge Area has an electric stove fire set in chimney breast, radiator and double glazed window.
The Kitchen Area is fitted with a new Howdens kitchen new fridge kitchen units incorporating induction hob, oven, extractor hood, plumbing for auto washer, radiator and double glazed window.



Cellar
Useful storage.



First Floor
With access to loft via a pull down ladder boarded with light.

Bedroom One
10'5" x 9'2" (3.18m x 2.79m)
With radiator, double glazed window, feature ceiling beams.

Bedroom Two
9'5" x 7'4" (2.87m x 2.24m)
With feature ceiling beams, radiator and double glazed window.



Bathroom
Three piece suite comprising cast iron pannelled bath with thermostatic shower over, low suite wc, pedestal wash basin, radiator, double glazed window and useful storage.

Exterior
There is a patio garden to the front of the property and outside tap.



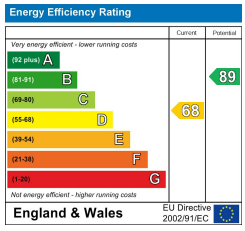
Directions
From our office on Queensbury High Street head toward Gothic St, left onto Albert Rd, turn right onto Pit Ln, right onto Headley Ln, continue onto Green Ln, right onto Thornton Rd, left onto Spring Head Rd, left onto Bronte Old Rd, continue onto Market St, right onto Back Fld.

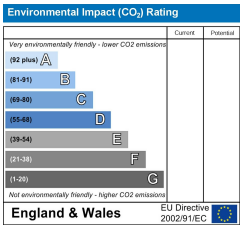
TENURE
FREEHOLD

Council Tax Band
A / Bradford



Agent Notes & Disclaimer We endeavour to make our particulars fair, accurate and reliable. The information provided does not constitute or form part of an offer or contract, nor may it be regarded as representation. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and for guidance only, as are floorplans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for purpose. We strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. **Money Laundering Regulations** Intending purchasers will be asked to produce identification and proof of finance. We would ask for your co-operation in order that there will be no delay in agreeing a sale. We are covered and members of The Property Ombudsman.





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