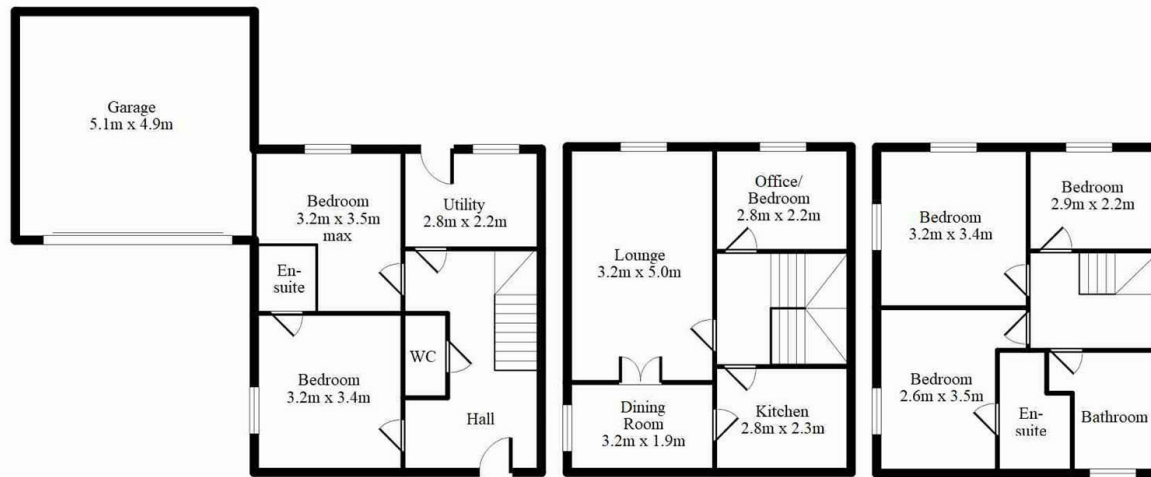




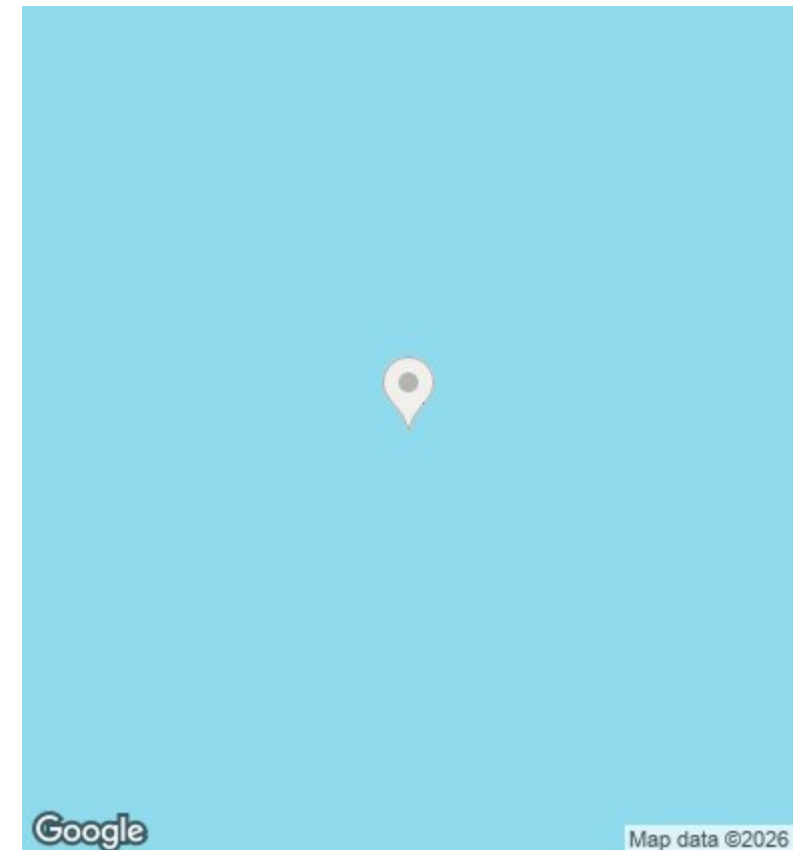
## 12 Kinder Close, Thornton, Bradford, West Yorkshire, BD13

£1,400 Per Calendar Month

- NEW BUILD IN THE VILLAGE OF THORNTON
- GROUND FLOOR BEDROOM & ENSUITE
- ENSUITE & BATHROOM
- EPC - B / COUNCIL TAX BAND - D
- SET OVER THREE FLOORS
- KITCHEN / DINER & LOUNGE
- INTEGRAL DOUBLE GARAGE, PARKING
- UTILITY ROOM & CLOAKROOM
- THREE BEDROOMS & STUDY / 5TH BEDROOM
- RAISED GARDEN WITH STAIRS



Every attempt has been made to ensure this floor plan is accurate, however their accuracy is not guaranteed. The floorplan is for illustrative purposes and should be used in that context. GFPMIS 2025



## Directions

## Viewings

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

## Council Tax Band

B

## EPC Rating:

B

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		88	89
(69-80) <b>C</b>			
(55-68) <b>D</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 