



## 22 Back Field, Thornton, BD13 3EX

£165,000

- TWO BEDROOM CHARACTER COTTAGE
- DISTANT RURAL VIEWS
- GARDEN TO THE FRONT
- SPACIOUS LOUNGE WITH WOOD BURNER STOVE
- WELL PRESENTED THROUGHOUT
- BACKWATER LOCATION
- DOUBLE GLAZING & GAS CH
- CHARACTER FEATURES
- PREMIUM CONVEYANCING FOR A FASTER PROCESS
- EARLY VIEWING ADVISED

# 22 Back Field, Thornton BD13 3EX

**\*\* SPACIOUS DOUBLE-FRONTED CHARACTER COTTAGE \*\* TWO GOOD-SIZED BEDROOMS \*\* EXPOSED BEAMS & LOG BURNER STOVE \*\* GARDEN TO THE FRONT \*\*** Bronte Estates are delighted to list for sale this impressive two bedroom character cottage in the heart of Thornton Village that offers well presented accommodation throughout, a sunny enclosed garden and distant rural views. Briefly comprising of: Entrance Hall, Lounge, Kitchen, Cellar, two Bedrooms & a Bathroom. Garden to the front. Handily placed for village amenities, the Bronte Birthplace, local schools, walking trails and bus routes!



Council Tax Band: B



## Entrance Hall

The front door leads into an entrance hall with a tiled floor, stairs lead off to the first floor and doors to the lounge and kitchen. Central heating radiator.

## Lounge

17'1 x 13'6

A cosy and characterful reception room with exposed beams, stone chimney breast and a cast iron log burner stove. Window to the front elevation and a small window to the rear. Central heating radiator.

## Kitchen

17'1 x 6'11

A modern fitted kitchen with windows to all three sides allowing plenty of natural light. Fitted with a range of base and wall cabinets with laminate work surfaces over. Integrated electric oven, five ring gas hob, plumbing for a washing machine and a stainless steel sink and drainer. Tiled floor, central heating radiator and a door to a cellar head storage area with steps down to a small keeping cellar.

## First Floor

Landing area with open spindle balustrade and access to the loft space.

## Bedroom One

17'1 x 10'6

A well proportioned master bedroom with windows to the front and rear affording distant open views. Two double fitted wardrobes, original fireplace and a central heating radiator.

## Bedroom Two

17'1 x 7'3

Windows to the front and side elevations, double fitted wardrobe and a central heating radiator.

## Bathroom

A fully tiled bathroom with a white bathroom suite consisting of a panelled bath with shower tap attachment, pedestal washbasin and a low flush WC. Window to the front elevation.

## External

To the front of the property is child/pet friendly enclosed garden with artificial grass and a stone wall & fence boundary.

## FURTHER INFORMATION

Get ready for speedier, smoother and more successful sales with Premium Conveyancing properties!

The vendors have opted to provide a legal pack for the sale of their property which includes a set of searches. The legal pack provides upfront the essential documentation that tends to cause or create delays in the transactional process.

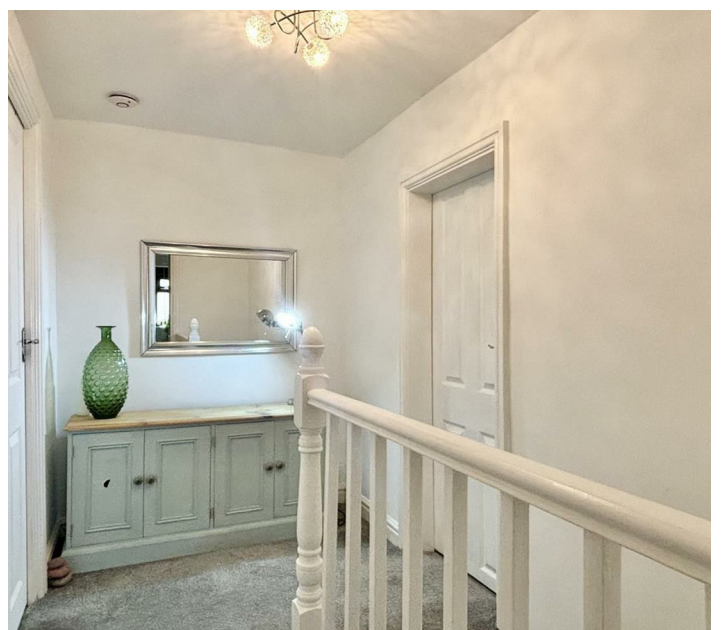
The legal pack includes:

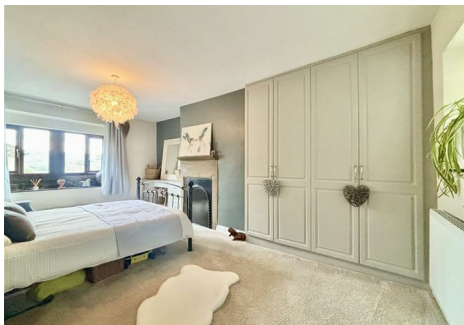
Evidence of title

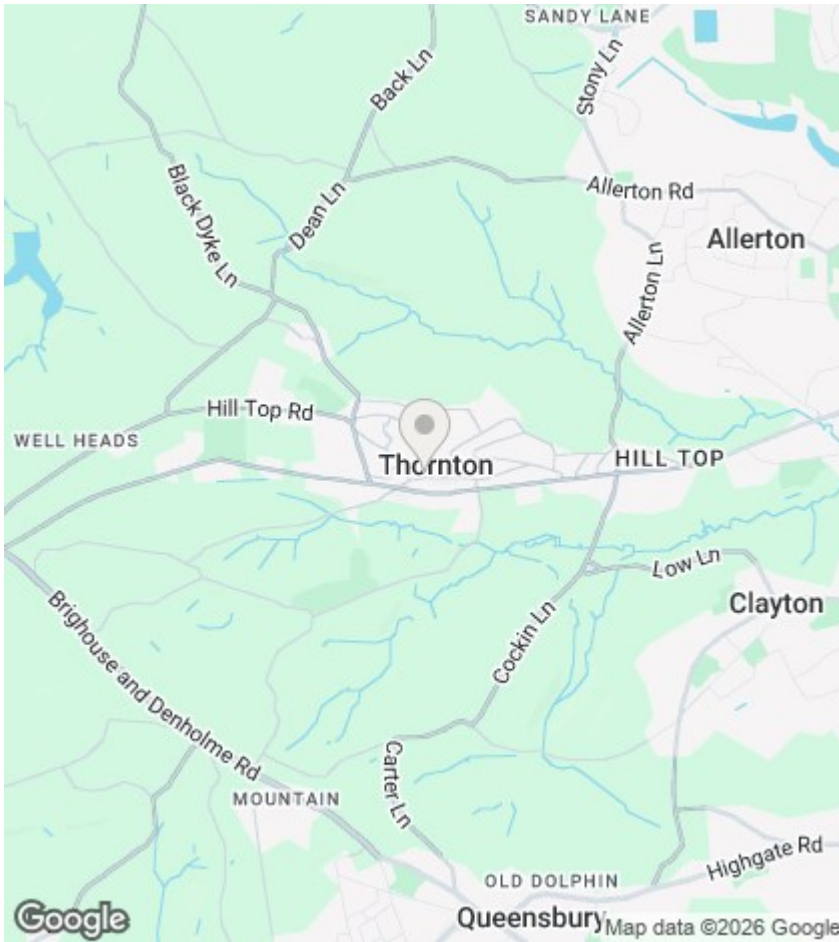
Standard searches (regulated local authority, water & drainage & environmental)

Protocol forms and answers to standard conveyancing enquiries

The legal pack is available to view in the branch prior to agreeing to purchase the property. The vendor requests that the buyer purchases the searches provided in the pack which will be billed at £360 (inc. VAT) upon completion. We will also require any purchasers to sign a buyer's agreement.








## 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>                                 |  |   |           |
| (81-91) <b>B</b>                                   |  |   | 83        |
| (69-80) <b>C</b>                                   |  |   |           |
| (55-68) <b>D</b>                                   |  | 63  |           |
| (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  |           |