



## 10 Market Street, Thornton, Bradford, BD13 3HG

Offers Over £125,000

- GRADE II LISTED COTTAGE
- GOOD SIZE LIVING AREA WITH DINING SPACE
- LOVELY THREE PIECE BATHROOM SUITE
- CLOSE TO BRONTE BIRTH PLACE
- READY TO MOVE INTO ACCOMMODATION
- \*\* CHAIN FREE \*\*
- WELL PRESENTED COMPACT KITCHEN
- TWO GOOD SIZE BEDROOMS
- IDEAL FOR INVESTORS, FIRST TIME BUYERS OR DOWN SIZERS
- BOOK A VIEWING TODAY TO AVOID DISAPPOINTMENT

# 10 Market Street, Bradford BD13 3HG

Nestled in the heart of Thornton just down the road from the BRONTE BIRTH PLACE is this lovely TWO BEDROOM terraced cottage. For sale with NO CHAIN and completed to a high standard. Offering ready to move into accommodation, this property would be ideal for investment, first time buyers or down sizers. Having a good size living space with ample room for a dining table and chairs, open serving hatch/ wall through to the kitchen. Viewing is highly recommended to appreciate the quality of finish to this property, you will not be disappointed.



Council Tax Band:



## **ENTRANCE VESTIBULE**

Offering ideal space to take off shoes & coats before entering the living room.

## **LOUNGE**

16'01 x 14'08

Good size living room with window to the front, feature fireplace with fitted electric fire to look like a wood burning stove, two central heating radiators, ample space for a dining table and chairs.

## **KITCHEN**

7'7 x 5'4

Lovely cottage kitchen with blush pink cupboards, contrasting work surfaces, complementary splash back tiling, tiled flooring, stainless steel circular sink & drainer with mixer tap, fitted oven & hob with extractor above, plumbing for washing machine, space for an under counter fridge, access to the cellar, central heating boiler.

## **STAIRS & LANDING**

Original stone steps leading to the landing with original stained floorboards, doors to both bedrooms and the bathroom, loft hatch.

## **BEDROOM ONE**

12'2 x 10'16

Original stone fire surround in the chimney breast, original open floorboards, central heating radiator, window to the front.

## **BEDROOM TWO**

12'16 x 5'7

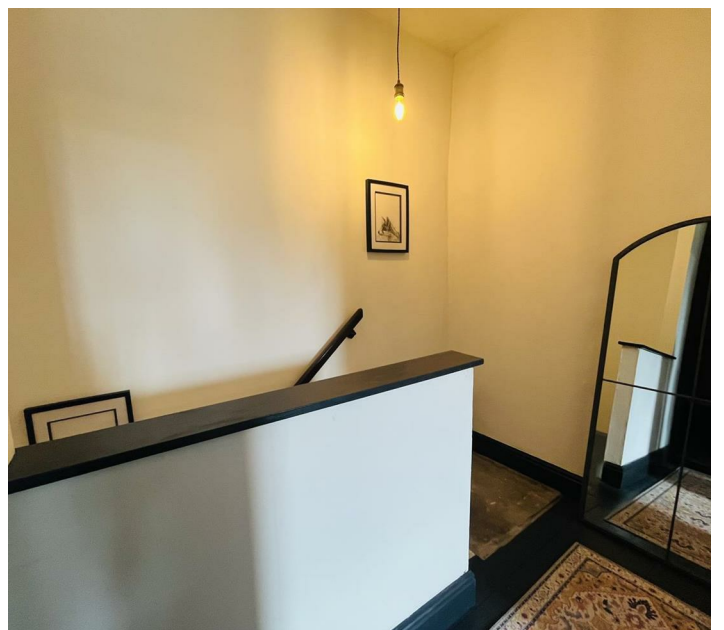
Original floorboards, central heating radiator, window to the front. This is a good size second bedroom and currently has a double bed, drawers and still space for a wardrobe.

## **BATHROOM**

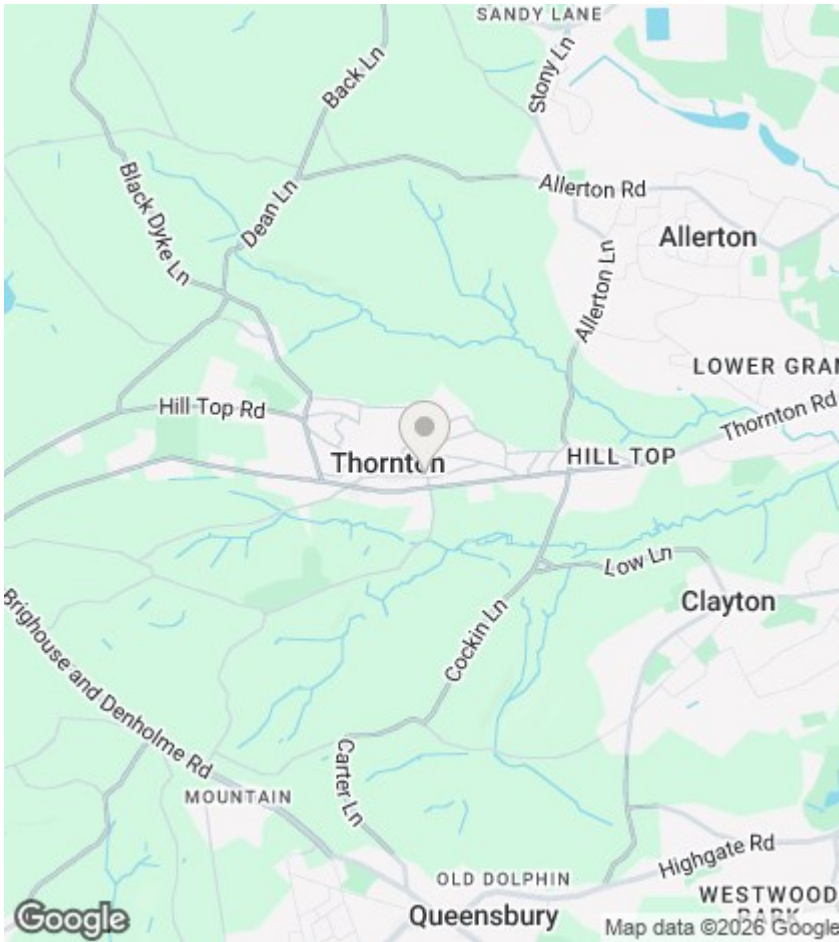
Well presented three piece suite comprising; panelled bath with telephone style shower taps with hand held shower, rainfall shower above & glass shower screen, pedestal wash basin, low flush WC, fitted shelving, ceiling spot lights, extractor fan, part tiled walls & tiled flooring.

## **EXTERIOR**

Small low maintenance buffer yard to the front with pebbled area.







## 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>			<b>88</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>62</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 