



2 High Cliffe Close, Thornton, Bradford, BD13 3EH

£215,000

- THREE BEDROOM SEMI DETACHED
- CUL-DE-SAC OF JUST FOUR PROPERTIES
- OFF-ROAD PARKING FOR 2-3 CARS
- GAS CENTRAL HEATING
- TWO RECEPTION ROOMS
- PRIVATE ROAD LOCATION
- DISTANT VIEWS
- GARDENS TO THE FRONT AND REAR
- UPVC DOUBLE GLAZING
- ALARM SYSTEM

2 High Cliffe Close, Bradford BD13 3EH

**** THREE BEDROOM SEMI DETACHED ** PRIVATE ROAD POSITION ** WELL PRESENTED ** OFF-ROAD PARKING ** GARDENS FRONT & REAR **** Bronte Estates are pleased to list for sale this ideal family home, nestled in a little known, tucked away cul-de-sac of just four properties. The property is tastefully appointed and offers 'ready to move in' accommodation. Situated within easy reach of local schools, the Bronte birthplace and all the amenities Thornton village has to offer. Briefly comprising of an entrance hall, lounge with double doors to a dining room, kitchen, three bedrooms and a family bathroom. Gardens front & rear and off-road parking.



Council Tax Band: C



Entrance Hall

Stairs lead off to the first floor, window the side elevation, parquet flooring, feature wall panelling and a central heating radiator.

Lounge

A cosy living room with a living flame gas fire set in a modern surround with a marble back and plinth, bay window to the front elevation, double doors to the dining room, under-stairs storage cupboard and a vertical central heating radiator.

Dining Room

French doors leading to the rear and a central heating radiator.

Kitchen

Fitted with a modern range of base and wall units with work surfaces over and splash-back wall tiling. Integrated electric oven, electric hob, plumbing for a washing machine and a composite sink & drainer with mixer tap. Window and exterior door to the rear elevation.

First Floor

Landing area with access to the loft space, airing cupboard and a window to the side elevation.

Bedroom One

Window to the front elevation and a central heating radiator.

Bedroom Two

Window to the rear elevation with distant views across to Queensbury and a central heating radiator.

Bedroom Three

Window to the front elevation and a central heating radiator.

Bathroom

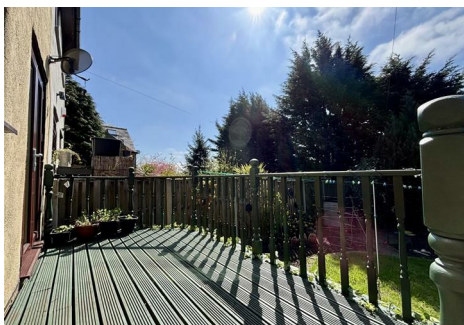
A white bathroom suite consisting of a panelled bath with centre taps and a shower attachment, pedestal washbasin and a low flush WC. Fully tiled walls, fitted mirrors, window to the rear elevation and a central heating radiator.

External

To the front of the property is an open plan lawned area and access to the driveway with

parking for 2-3 cars. The rear garden has a raised deck/balcony, circular lawn, paved patio, flower beds, BBQ area and a range of mature shrubs and trees.







Directions

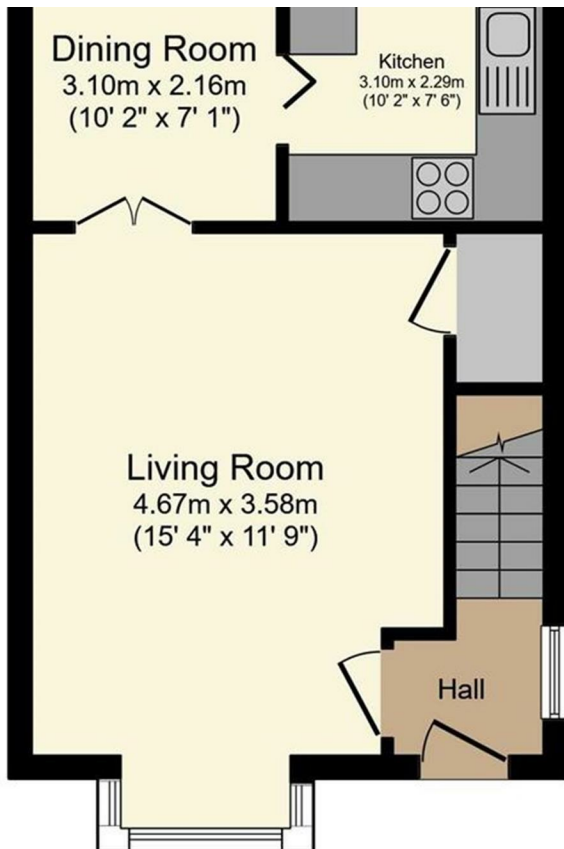
Viewings

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

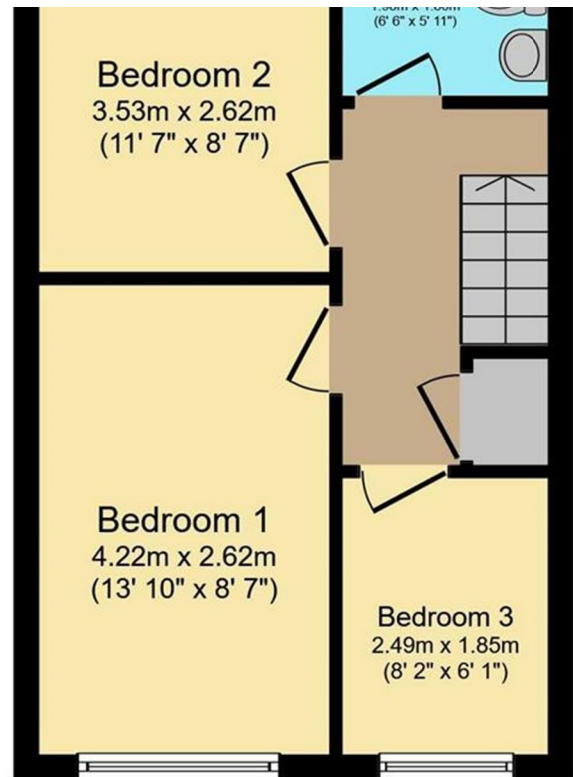
EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Ground Floor



First Floor