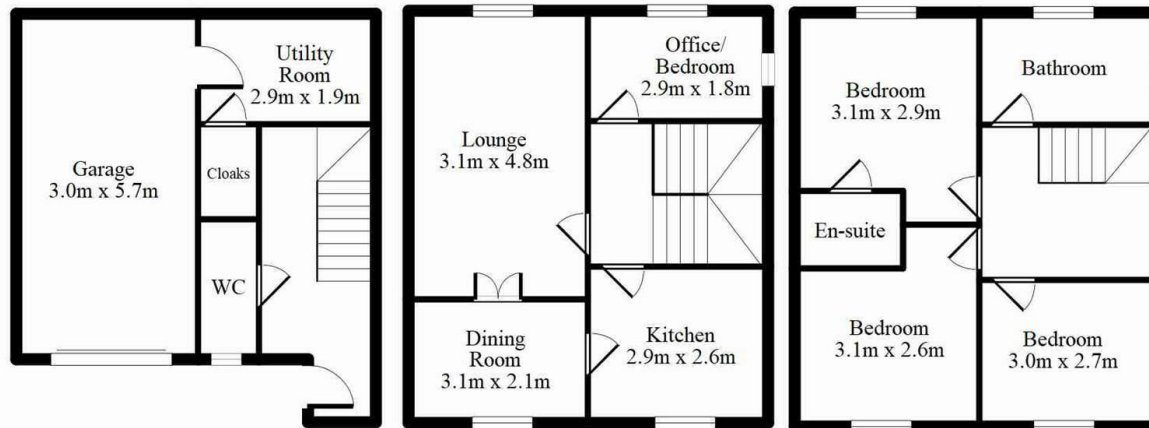




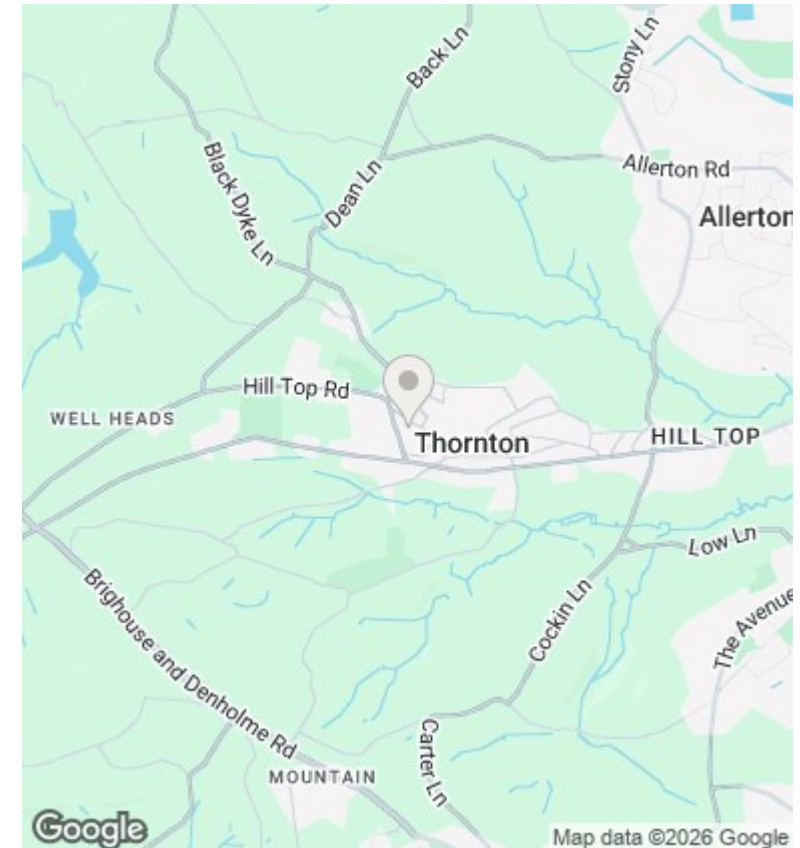
## 23 Kinder Close, Thornton, Bradford, BD13 3NG

£1,100 Per Calendar Month

- NEW BUILD DEVELOPMENT IN THORNTON NEARING COMPLETION
- KITCHEN / DINING AREA
- GARAGE, DRIVEWAY & GARDENS
- ENTRANCE HALLWAY, CLOAKROOM & UILITY ROOM
- THREE BEDROOMS -ONE ENSUITE
- AVAILABLE NOW
- LOUNGE & STUDY / OFFICE
- HOUSE BATHROOM
- EPC & COUNCIL TAX BAND - TBC



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. GFPMs 2025



## Directions

## Viewings

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

## Council Tax Band

## EPC Rating:

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (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>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |